

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS2.2		Rogers, Jeff	21Rural Zone	Oppose	Rezone Lot 1 DP 303093 at Cardrona from Rural as shown on Planning Map 24a to Rural Visitor Zone. See submission point 2.1.		Deferred to the hearing on mapping	
OS9.10		Drayron, Terry	21Rural Zone	Other	To prohibit any structural foundational developments in Pembroke Park	Reject		PDP Framework and rules are appropriate to manage the impacts of any structures on Pembroke Park.
OS17.3		Purdie, Elizabeth	21Rural Zone	Other	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS19.22		Fround, Kain	21Rural Zone	Support	Supports the provision	Accept		
OS21.62		Walsh, Alison	21Rural Zone	Support	Supports the provisions.	Accept		
OS21.63		Walsh, Alison	21Rural Zone	Support	Supports the provisions.	Accept		
OS38.3		Mahon, Stewart	21Rural Zone	Other	Allow a minimum allotment size of 5 acres in the Rural Zone.	Reject		Entire Report
OS48.1		Kerr Ritchie Architects	21Rural Zone	Other	Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural as shown on planning map 33 to Low Density Residential.		Deferred to the hearing on mapping	
OS98.3		Juie Q.T. Limited	21Rural Zone	Support	A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan). B) Re-draw (if necessary) the boundary between ONL and RLC to follow the northern boundary of Lots 1,3,4 DP 427059 (refer attached plan).		Deferred to the hearing on mapping	
OS117.13		Lawton, Maggie	21Rural Zone	Other	Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.	Reject		Refer to entire report and s30 and s31 RMA.
OS123.1		Lamont, Edwin - represented by Kerr Ritchie Architects	21Rural Zone	Other	Rezone the 25 hectare property located at the southwest corner of McDonnell Road and Hogans Gully Road from Rural to Rural Lifestyle to provide for a total of 6 residential lots with an existing winery.		Deferred to the hearing on mapping	
OS149.1		Flewellen, Sam	21Rural Zone	Oppose	Rezone from Rural to Low Density Residential the land on planning map 18 located to the west of the Peninsula Bay area, legally described as Section 2 Bk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha.		Deferred to the hearing on mapping	
OS152.2		Redai (Plus others), Jackie (Plus others) - represented by Southern Land, PO Box 713, Wanaka 9343	21Rural Zone	Other	Rezone from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.		Deferred to the hearing on mapping	
OS160.1		Scurr, Calvin Grant & Jolene Marie	21Rural Zone	Other	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS161.2		Morgan, Glenys & Barry	21Rural Zone	Other	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Residential.		Deferred to the hearing on mapping	
OS176.1		Davies, Jenny	21Rural Zone	Other	Make it simpler and less costly to obtain a building platform and a dwelling on larger 50-100 acre blocks of Rural Zoned land.	Reject		Entire Report
OS227.1		Sarginson, Don & Nicola	21Rural Zone	Other	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS229.2		Felzar Properties Ltd	21Rural Zone	Other	Change the zoning of the submitters land located at the southern end of Lake Hayes (Part Sections 115 and 210R Bk III Shotover SD) from rural to rural residential at the southern end of Lake Hayes located on planning map 30.		Deferred to the hearing on mapping	
OS231.5		Antony Strain, Sarah Strain and Samuel Strain	21Rural Zone	Other	Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS232.1		Don Andrew, Kathleen Andrew and Roger Macassey	21Rural Zone	Other	Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS238.8		NZIA Southern and Architecture + Women Southern	21Rural Zone	Other	Doesn't agree with changing rural areas to rural lifestyle, particularly where they are unconnected.		Deferred to the hearing on mapping	
OS239.4		Moffat, Don - represented by Clark Fortune McDonald Attn: Emma	21Rural Zone	Other	Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.		Deferred to the hearing on mapping	
OS239.5		Moffat, Don - represented by Clark Fortune McDonald Attn: Emma	21Rural Zone	Other	Submitter considers that the s32 analysis for this Chapter of the District plan Review does not address all the objectives included in the plan review itself. The submitter considers that the Plan Review should be withdrawn and re-notified for consideration once a complete document has been prepared.		Deferred to the hearing on mapping	
OS248.21		Shotover Trust	21Rural Zone	Other	That Lot 1 DP 21914, which is split zoned Rural General and Rural Lifestyle, is fully contained within the Rural Lifestyle Zone.		Deferred to the hearing on mapping	
OS249.21		Willowridge Developments Limited	21Rural Zone	Oppose	Rezone Lot 3 DP17123 from Rural to Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of the submission.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS249.23		Willowridge Developments Limited	21Rural Zone	Oppose	Rezone land to the east of Luggate Township from Rural to Low Density Residential and Rural Residential as per Attachment 4 of the submission.		Deferred to the hearing on mapping	
OS254.2		Todd, Nicola - represented by AW & MK McHutchon	21Rural Zone	Other	Planning Map 23 be amended to rezone the area south of Studholme Road to Cardrona Valley Road, as shown on plan attached to submission, from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS257.1		Shackleton, Louise	21Rural Zone	Other	The existing rules and zoning in rural areas should remain.	Reject		Entire report
OS310.6		Waterston, Jon - represented by Brown & Company Planning Group Ltd	21Rural Zone	Oppose	The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan. Informal airports that exceed the noise standards are non-complying activities that should be publicly notified. The submission does not relate to the use of helicopters and aircraft for genuine agricultural activities.	Reject		Informal Airports
OS310.8		Waterston, Jon - represented by Brown & Company Planning Group Ltd	21Rural Zone	Other	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively. Copied from points 310.2, 3, 4 and 6 also.		Deferred to the hearing on mapping	
OS314.8		Wakatipu Holdings	21Rural Zone	Oppose	The Submitter seeks that Lot 1 DP 300025 as identified in the attached map is re-zoned from Rural General to Rural Lifestyle.		Deferred to the hearing on mapping	
OS315.9		The Alpine Group Limited	21Rural Zone	Other	Supports the creation of the Rural Industrial Sub Zone and requests that all related provisions are made operative as proposed.	Accept		
OS318.3		Grant, Bruce - represented by L M Consulting Limited	21Rural Zone	Other	Rezone from rural to low density residential and include the land within the urban growth boundary. Support the outstanding natural landscape line as proposed.		Deferred to the hearing on mapping	
OS322.2		Blennerhassett, Murray Stewart	21Rural Zone	Oppose	That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.		Deferred to the hearing on mapping	
OS322.3		Blennerhassett, Murray Stewart	21Rural Zone	Other	I seek to have the Outer Urban Growth Boundary to extend to the west up to Ruby Island Rd and to include both 'Barn Pinch Farm' and 'Rippon Vineyard' on Mt Aspiring Rd. I would further seek that areas within these properties which may be suitable for either Rural Residential or Rural Lifestyle zoning be identified and zoned appropriately now or else be identified now and deferred for a set time later.		Deferred to the hearing on mapping	
OS328.1		Gutzewitz, Noel - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21Rural Zone	Oppose	Rezone part of the land located between Boyd Road and the Kawarau River as described in section 1 (Secs 42 and 43, Blk XII Closeburn SD and Lots 4 and 5 DP 24790) and Attachment B from rural to rural lifestyle.		Deferred to the hearing on mapping	
OS331.1		The Station at Waitiri	21Rural Zone	Oppose	Oppose the rural general/ Gibbston valley character (GVCZ) zoning of Lots 51, 52, 53, 54 & 55 DP 390679 and Section 12 SO 342162 (the location of the submitter's property is highlighted on Attachment [A] of the original submission) and request it be rezoned from Rural General to Rural Lifestyle.		Deferred to the hearing on mapping	
OS338.3		Middleton Family Trust	21Rural Zone	Oppose	Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 & 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning. Copied from Submission Point 338.2		Deferred to the hearing on mapping	
OS345.16		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21Rural Zone	Oppose	Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission (copied from point 345.16, Rural Lifestyle Zone). <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		Deferred to the hearing on mapping	
OS347.3		Remarkable Heights Ltd	21Rural Zone	Oppose	Oppose the Rural General zoning of Lot 1 DP 411971 and request rezoning to Low Density Residential.		Deferred to the hearing on mapping	
OS348.1		Greenslade, Mrs M K - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21Rural Zone	Oppose	Rezone the area (Lots 2 & 3 DP 364425 and Lot 1 DP 23375) shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle.		Deferred to the hearing on mapping	
OS349.3		Strain, Sam - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21Rural Zone	Oppose	Oppose Rural zoning on Lots 1 & 2 DP25724 and seek re-zoning to Low Density Residential.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS351.4		Strain, Sam - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21Rural Zone	Oppose	Oppose the Rural zoning of Lot 1 & 2 DP 388976 and request it be rezoned from Rural to Rural Lifestyle.		Deferred to the hearing on mapping	
OS353.1		Stalker, Kristan	21Rural Zone	Oppose	Amend the landscape lines on the planning map 30 affecting Slope Hill.		Deferred to the landscape line location hearing	
OS355.17		Matukituki Trust	21Rural Zone		Any additional, alternative or consequential relief necessary or appropriate to address the matters raised in this submission (including the general submission at para 4.2) and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Entire report
OS356.2		X-Ray Trust Limited	21Rural Zone	Other	Amend Proposed District Plan Map 26 <u>revised version</u> to align with the zoning of the Operative Zone boundaries and retain the Rural zoning of this site,as identified and assessed in Attachment 1 of the submission ; and Retain the Proposed District Plan Map 26 <u>as was notified on the 26th of August 2015.</u>		Deferred to the hearing on mapping	
OS356.36		X-Ray Trust Limited	21Rural Zone		Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.		Deferred to the hearing on mapping	
OS361.1		Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd	21Rural Zone	Oppose	Amend planning map 13 to rezone land identified in a map attached to the submission and which is located generally on the eastern side of State Highway 6, opposite Jacks Point.from 'Rural' to 'Industrial B – Coneburn'.		Deferred to the hearing on mapping	
OS378.35		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	21Rural Zone		Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission		Deferred to the hearing on mapping	
OS384.6		Glen Dene Ltd	21Rural Zone	Other	Earthworks for the formation of farm tracks should be considered as a permitted activity		Out of scope not within Stage 1 of the PDP	
OS390.2		Run 505 Limited	21Rural Zone	Oppose	Oppose additional objectives, policies or rules that would impact upon Run 505 Ltd's ability to develop its land, or alternatively increase the compliance costs in respect of farming.	Accept in Part		Entire Report
OS393.2		Middleton Family Trust	21Rural Zone	Oppose	Oppose the rural zoning AND request that 114 hectares of Lot 2 DP 351844 (located at the top of Queenstown Hill and as identified in Attachment A of the submission) be rezoned to Airport Mixed Use zone.		Deferred to the hearing on mapping	
OS399.1		Peter and Margaret Arnott	21Rural Zone	Oppose	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		Deferred to the hearing on mapping	
OS401.4		Max Guthrie	21Rural Zone	Oppose	Opposes the zoning of submitters land at Lot 1,2 and 3 DP344972 and requests this be rezoned to Rural Residential.		Deferred to the hearing on mapping	
OS403.1		Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	21Rural Zone	Oppose	Opposes the zoning of the submitters property at Section 1 Service Office Plan 23541 as Rural General (shown on Map 27) and requests it be zoned Rural Residential.		Deferred to the hearing on mapping	
OS404.4		Sanderson Group Ltd	21Rural Zone	Oppose	Rezone Lot 500 DP 470412 from Rural to an Urban Zone, which enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects. And/ or any other relief to give effect to the intent of the submission. Also see point 404.2		Deferred to the hearing on mapping	
OS407.15		Mount Cardrona Station Limited	21Rural Zone		MCS seeks the extension of the Ski Area Sub Zone as marked on Planning Maps 10 and 24, as illustrated on Submission 407		Deferred to the hearing on mapping	
OS408.1		Otago Foundation Trust Board	21Rural Zone	Oppose	Rezone the entire area of the subject site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD) as Medium Density Residential. This is the area north of Frankton Junction Roundabout found on Maps 31 and 31a. Refer to full submission for concept layout plan of subject sites.		Deferred to the hearing on mapping	
OS412.3		Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs	21Rural Zone	Oppose	Opposes the zoning of the submitter's land as Rural and requests Lot 1 DP303207 and the land immediately to the west be included in the adjoining Three Parks Special Zone and included in the Three Parks Special Zone Structure Plan for Tourism and Community Facilities and/or Commercial Activities.		Deferred to the hearing on mapping	
OS418.2		Aviomore Corporation Ltd	21Rural Zone	Oppose	Requests the submitter's land (Lot 1 DP472825) shown on planning map 31a is rezoned from Rural to Industrial A Zone.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS430.1		Ayrburn Farm Estate Ltd	21Rural Zone	Other	Requests the following: (a) provide greater recognition of other activities that rely on rural resources; (b) better provide for subdivision and development that avoids, remedies or mitigates adverse effects on landscape character and visual amenity values; (c) rezoning of land located at 343 Arrowtown-Lake Hayes Road (legally described as Pt Lot 3 DP 5737 and Lot 1 DP 18109 BLK VII Shotover SD ("the subject land") as either: (i) An extension of the Rural Residential Zone at the north of Lake Hayes; or (ii) An extension of the Resort - Waterfall Park Special Zone; or (iii) A zone that recognises the ability of the land to absorb a significant amount of residential development.		Deferred to the hearing on mapping	
OS434.3		Grant, Bruce - represented by L M Consulting Limited	21Rural Zone	Other	Seeks modify the PDP to rezone the subject land legally described as Lot 6 DP 345807 (valuation 2910326713) Lot 7 DP 345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712) from Rural Zone to Low Density Residential Zone.		Deferred to the hearing on mapping	
OS437.1		Trojan Helmet Limited	21Rural Zone	Other	Rezone Rural property to New Special Zone 'Hills Resort Zone'. (See full submission and documents) (a) That the land identified in Annexure A be rezoned Hills Resort Zone, and the Structure Plan in Annexure B and District Plan Provisions in Annexure C be included in the Proposed Plan and apply to the new zone; or (b) As a less preferred relief, that the Proposed Plan be amended to appropriately recognise and provide for the existing golf course at The Hills and its associated and ongoing development in the Rural zone, and for resort style development on the land identified in Annexure A to be enabled, by making the amendments set out in Part 4 of this submission, affecting chapters 3, 6, 21 including any similar and/or consequential amendments; or (c) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in this submission; and (d) Any consequential decisions required to address the matters raised in this submission.		Deferred to the hearing on mapping	
OS438.32		New Zealand Fire Service	21Rural Zone		Requests insertion of new standard and matter of discretion to state the requirement to comply with the NZFS Code of Practice SNZ PAS 4509:2003 in relation to water supply and access in non-reticulated areas. Requested amendments outlined in Attachment 1 of submission 438.	Reject		Issue 13
OS443.1		Trojan Helmet Limited	21Rural Zone	Other	Requests rezoning of Lot 2 Deposited Plan 392663, Part of Lot 4 Deposited Plan 392663, and Part of Lot 7 Deposited Plan 392663 from Rural to Rural Lifestyle. Being the land generally located to the south west of the Arrowtown South Special Zone, on the western side of McDonnell Road. Requests other consequential amendments to give effect to the proposed structure plan for the new zone.		Deferred to the hearing on mapping	
OS447.1		Karen & Murray Scott, Loch Linnhe Station	21Rural Zone		The submitters property at Loch Linnhe Station located south of Wye Creek and Drift Bay, and east of Lake Wakatipu with access off Kingston Road. This land is shown on Proposed Planning Map 13. Requests that the PDP should provide for areas within large farm (say over 1000 hectares in area) where the erection of homesteads, staff accommodation and farm buildings are a permitted or controlled activity. States that the PDP is disenabling of this, as residential activity on a large rural property is treated exactly the same as a residential activity on a small landholding in the Wakatipu Basin. Requests the following: (i) The concept of a Farm Base Area (FBA's be included in the Queenstown-Lakes PDP; (ii) That FBA's be identified on large rural property in excess of 1000 hectares in area; (iii) That within FBA's, homesteads, staff accommodation and farm buildings be a permitted or controlled activity; (iv) That two FBA's be identified on our property as shown on the plans attached to this submission; (v) If (i) to (iv) above is not accepted, then we seek Rural Visitor zoning over the two areas we identify as being suitable FBA's consistent with other stations in the district. (vi) Any other consequential amendments required to give effect to this submission.		Deferred to the hearing on mapping	
OS451.6		Martin McDonald and Sonya Anderson	21Rural Zone		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.		Deferred to the hearing on mapping	

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OS452.2		Trojan Helmet Limited	21Rural Zone	Other	Requests that the land at Lot 6 DP392663 and part of Lot 4 DP392663 be rezoned from Rural to Rural Lifestyle zone. Being the land generally located on the north east corner of Arrowtown Lake Hayes Road and Hogans Gully Road.		Deferred to the hearing on mapping	
OS455.1		W & M Grant, W & M Grant - represented by L M Consulting Limited	21Rural Zone	Other	Requests that land on Hansen Road / Frankton-Ladies Mile Highway, Frankton, legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 be rezoned from Rural to either a Medium Density Zone with a Visitor Accommodation Overlay, or a zone to allow for commercial activities.		Deferred to the hearing on mapping	
OS467.2		Mr Scott Conway	21Rural Zone		Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.		Deferred to the hearing on mapping	
OS472.1		Simpson, Guy	21Rural Zone	Other	Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.		Out of scope not within Stage 1 of the PDP	
OS473.2		Mr Richard Hanson	21Rural Zone		Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.		Deferred to the hearing on mapping	
OS478.1		Lake Wakatipu Station Limited & Review Seventeen Limited	21Rural Zone		Opposes the proposed Rural Zoning of the submitters land located at Halfway Bay on the western shoreline of the southern arm Lake Wakatipu, shown on Proposed Planning Map 13 and 15. States that this land should be zoned to enable diversification (including tourism) of the station, similar to what the Council has enabled with the Rural Visitor Zones located at Cecil Peak and Walter Peak Stations. Requests a Rural Visitor Zone be adopted over the area of flat land at Halfway Bay (shown on the plan attached to the submission). Retain the balance of the Station as Rural zoning within the QLDC boundaries.		Deferred to the hearing on mapping	
OS483.1		Lake McKay Station Ltd	21Rural Zone	Other	Rezoned the submitters property from Rural to Rural Residential and Rural Lifestyle zones. (See back ground documents / s32). Amend planning maps 18 and 11.		Deferred to the hearing on mapping	
OS484.1		Lake McKay Station Ltd	21Rural Zone		Rezoned the submitters property from Rural to Rural Lifestyle Zone. (See full submission and background reports / S32)		Deferred to the hearing on mapping	
OS488.2		Schist Holdings Limited and Bnzl Properties Limited	21Rural Zone		Opposes Industrial zoning of two properties located on the eastern side of Glenda Drive, towards the southern end of Glenda Drive. They have the valuation numbers 2910225704 and 2910225708. Submits that the southern end of Glenda Drive (if not most of Glenda Drive) is more appropriately zoned Business Mixed Use Zone. Rezoned properties with valuation numbers 2910225704 and 2910225708 on Glenda Drive as Business Mixed Use Zone. Consider extending such zonings to other properties along Glenda Drive.		Deferred to the hearing on mapping	
OS492.4		Jane & Richard Bamford	21Rural Zone		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.		Deferred to the hearing on mapping	

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OS493.3		Jones, S	21Rural Zone		Rezoned and amend the District Plan Maps to extend the Dalefield area shown on Attachment 3 of the submission to Rural Lifestyle Zone.		Deferred to the hearing on mapping	
OS494.3		Michael Swan	21Rural Zone	Other	<p>Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Supports that part of the land zoned Low Density Residential; opposes Rural Zoning over that part of the land that extends to the south of the proposed Low Density Residential Zoning; and opposes the urban Growth Boundary and Landscape Classification.</p> <p>Requests that council:</p> <ul style="list-style-type: none"> - Delete part of the Rural Zoning from our property and extend the Low Density Residential Zoning in its place as shown on the map attached to this submission. - Extend the Urban Growth Boundary around the extended Low Density Residential Zone as requested above. By default this then deletes the ONL landscape classification from that part of my property. - The balance of the land remains Rural Zoning. 		Deferred to the hearing on mapping	
OS499.2		Skipp Williamson	21Rural Zone	Other	<p>Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422.</p> <p>Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified is extended to include similar land that the submitter owns in the Mooneys Road basin.</p> <p>Requests that Planning Map 26 is amended to replace the zone boundary line with that shown in Appendix 1 of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas.</p>		Deferred to the hearing on mapping	
OS500.2		Mr David Broomfield	21Rural Zone		<p>Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitter's properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover.</p> <p>Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential.</p>		Deferred to the hearing on mapping	
OS502.18		Allenby Farms Limited	21Rural Zone	Other	<p>Extend the LLR zone to include the area identified on the map attached to this submission at Appendix 5.</p> <p>Establish an "LLR Mt Iron Subzone" for this extended area which provides for the particular characteristics of the land, having regard to the most appropriate development levels in light of the need for protection rules for natural characteristics.</p>		Deferred to the hearing on mapping	
OS518.3		Scott Mazey Family Trust	21Rural Zone	Other	965 Aubrey Road Wanaka, Rezone 1 Ha of land within this lower terrace as being suitable as Large Lot Residential zone, with a 'landscape protection overlay', to match the adjacent proposed zoning.		Deferred to the hearing on mapping	
OS524.35		Ministry of Education	21Rural Zone	Oppose	Relief Sought: Recognise by way of adding objectives, policies and rules for community activities and facilities in the Rural Zone.	Reject		The provisions in the plan appropriate
OS527.7		Larchmont Developments Limited	21Rural Zone	Other	Rezoned the area of land hatched on the Map attached to this submission from Rural zone to Low Density Residential		Deferred to the hearing on mapping	
OS531.34		Crosshill Farms Limited	21Rural Zone	Oppose	Rezoned the areas identified within the proposed RLC covering the Crosshill Farm as Rural Lifestyle as identified as hatched on the map attached to this submission.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS541.1		Boundary Trust	21Rural Zone	Oppose	That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area). OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		Deferred to the hearing on mapping	
OS554.1		R H Ffiske	21Rural Zone		The PDP as notified is confirmed as it relates to the zoning of all of Lot 2 as Rural Lifestyle Zone.		Deferred to the hearing on mapping	
OS558.1		Spruce Grove Trust	21Rural Zone		The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area).		Deferred to the hearing on mapping	
OS559.1		Spruce Grove Trust	21Rural Zone		The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area).		Deferred to the hearing on mapping	
OS565.1		J M Martin	21Rural Zone		That the land contained within Appendix A is fully contained within the Rural Lifestyle Zone.		Deferred to the hearing on mapping	
OS565.2		J M Martin	21Rural Zone		The deletion and/or amendment of the PDP provisions listed as listed above. (see full submission)	Reject		Issue 6 Other Activities
OS568.1		Grant Laurie Bissett	21Rural Zone	Other	Oppose in part. The Objectives, Policies and provisions relating to development in the RLC are amended to provide opportunity to remedy and mitigate adverse visual effects as opposed to avoiding them completely and reducing the threshold of visibility of development to be more consistent with the existing VAL assessment criteria;	Accept in part		Part 21.7
OS568.2		Grant Laurie Bissett	21Rural Zone	Other	Support in part. The proposed provisions for informal airports are maintained as drafted in the PDP;	Accept in Part		Informal Airports
OS568.3		Grant Laurie Bissett	21Rural Zone	Other	Support in part. The assessment of noise from helicopters is assessed in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas as drafted in the PDP;	Accept in Part		Informal Airports
OS568.4		Grant Laurie Bissett	21Rural Zone	Other	Oppose in part. The activity of heli skiing is added as a Permitted Activity;	Accept in Part		Informal Airports
OS568.7		Grant Laurie Bissett	21Rural Zone	Other	Support in part. That specific protection is afforded to the quality of the night sky through the addition of the proposed objective, policies and rules contained within this submission.	Accept in part		The Proposed lighting standard
OS568.8		Grant Laurie Bissett	21Rural Zone	Other	Support in part. That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.	Accept in Part		Issue 4: Residential Activity
OS570.1		Shotover Hamlet Investments Limited	21Rural Zone	Oppose	That the ONL landscape line is amended such that the part of the submitter's site above the natural terrace in its northern part is zoned RLC under the PDP and Planning Map 29;		Deferred to the landscape line location hearing	
OS570.4		Shotover Hamlet Investments Limited	21Rural Zone	Oppose	That the relevant Objectives, Policies and Provisions of the Strategic Directions, Landscape and Rural Chapters of the PDP are amended to take into account the concerns raised in the body of this submission;	Accept in Part		Issue 13. Other Matters
OS572.3		NZSki Limited	21Rural Zone	Other	The Ski Area Sub Zone is expanded at Remarkables Ski Area. The Ski Area Sub Zone is expanded at Coronet Peak Ski Area. An additional Ski Area subzone is added to the District Plan. including a suite of rules located near the Remarkables Ski Area. Introducing visitor accommodation within the Ski Area Sub-zones between 1 June and 31 October as a controlled activity. That the amendments to Chapter 21 of the PDP in relation to the Ski Area Sub-Zone, Ski Area Sub-Zone B and indigenous vegetation clearance are adopted as drafted in Attachments C to this submission.		Deferred to the hearing on mapping	Also addressed in Issue 7.

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS581.1		Lesley and Jerry Burdon	21Rural Zone	Other	Rezone Lot 1 DP 396356, being 38 hectares of land generally located on the eastern side of Lake Hawea from Rural to Rural Lifestyle, with the inclusion of a building restriction area. The submitter seeks amendments to Chapter 6 (Landscape), Chapter 21 (Rural Lifestyle) and planning map 8 (Wanaka Rural).		Deferred to the hearing on mapping	
OS585.5		Pennycook, Heather	21Rural Zone	Oppose	Impose a minimum hectare limit for the sale of rural general land.	Reject		Issues 1 3
OS588.1		Bernie Sugrue	21Rural Zone	Other	Rezone Lot 5 DP 15016 from Rural to Rural Residential, being the 5.8 hectare site located on the corner of Wanaka - Luggate Highway (SH6) and Albert Town - Lake Hawea Road (SH 84).		Deferred to the hearing on mapping	
OS607.27		Te Anau Developments Limited	21Rural Zone		Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways	Reject		Surface of Water rivers and lakes
OS621.78		Real Journeys Limited	21Rural Zone		Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways.	Reject		Surface of Water rivers and lakes
OS626.6		Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green	21Rural Zone	Other	That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road.		Deferred to the hearing on mapping	
OS636.10		Crown Range Holdings Ltd	21Rural Zone	Other	Retain all other provisions in Section 21 unless otherwise stated	Reject		Entire report
OS639.1		Sinclair, David	21Rural Zone	Oppose	Extend the proposed Rural Lifestyle zone over the remaining part of the property zoned Rural at 5 Domain Road.		Deferred to the hearing on mapping	
OS643.15		Crown Range Enterprises	21Rural Zone	Other	Retain all other provisions in Chapter 21, unless otherwise stated.	Reject		Entire report
OS664.3		Clear, Janice Margaret	21Rural Zone	Oppose	Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.		Deferred to the hearing on mapping	
OS666.3		Hamilton, William Alan	21Rural Zone	Oppose	Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.		Deferred to the hearing on mapping	
OS670.3		Hamilton, Lynette Joy	21Rural Zone	Other	See full Submission (670) for details Submission 1: Rural General Zone The area defined in the map contained in Attachment [D] is re-zoned from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. The farm already accommodates recreational and tourism activities (the cycle trail runs through the back of the farm). By rezoning to Rural Lifestyle and Rural Visitor Zone we could conserve the rural character of the land but be in a position to consider new opportunities in the future if the farm can no longer sustain itself economically from Agriculture alone.		Deferred to the hearing on mapping	
OS675.1		Hadley, J - represented by Hadley Consultants Ltd	21Rural Zone	Support	Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified on planning maps 26 and 29.	Accept in Part		Entire report
OS680.1		Todd, Ian James & Susan May	21Rural Zone	Other	Request submitter's land (68 Hogans Gully Road) is rezoned from Rural General to a mix of Rural Lifestyle and Rural Visitor.		Deferred to the hearing on mapping	
OS688.8		Justin Crane and Kirsty Mactaggart	21Rural Zone	Other	Retain all other provisions in Section 21 unless otherwise stated.	Reject		Entire report
OS689.1		Kingston Lifestyle Family Trust	21Rural Zone	Oppose	The site (located on Kingston-Garston Highway (State Highway 6) legally described as Lot 3 DP 12725) be rezoned from Rural General to either Kingston Township, Low Density Residential or Kingston Village Zone		Deferred to the hearing on mapping	
OS690.3		Todd, Susan May	21Rural Zone	Oppose	Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 690.		Deferred to the hearing on mapping	
OS695.3		Hamilton, Anne Lousie	21Rural Zone		Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 695.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS704.3		Ross & Judith Young Family Trust	21Rural Zone		A number of Recreation Reserves fall within the Wanaka lakefront between the Log Cabin and Glendhu Bay. The underlying zoning of these reserves is Rural. 8. The Trust seeks the following relief: ii Delete all relevant parts of the provisions of Chapter 37 Designations, sub-part G so far as they apply to Recreation Reserves between the Log Cabin and Glendhu Bay, so that no form of building can occur on these Recreation Reserves.		Relates to designations. Deferred to the hearing on this matter.	
OS704.5		Ross & Judith Young Family Trust	21Rural Zone	Oppose	Relief sought: iv Make changes to the objectives, policies and rules of the Rural zone as it applies to the land on the western corner of Mt Barker Rd and State Highway 6 legally described as Lots 1 and 10 DP3505038 and Part Section 9 Block VIII Lower Hawea Survey District, held in Computer Freehold Register 112402 to provide for airport related infrastructure and visitor accommodation to occur as permitted activities. v Any consequential or additional relief to give effect to this submission.		Deferred to the hearing on mapping	
OS712.4		Bobs Cove Developments Limited	21Rural Zone	Other	New Rule for Chapter 21 – Rural Insert provision to exempt buildings within an approved building platform from complying with boundary setback rules and standards. Suggested wording is as follows: <u>The boundary setback rules and standards in this chapter do not apply to buildings located within an approved building platform.</u> And/or Amend all the boundary setback provisions as required to give the same effect (including 21.5.1, 21.5.35, 22.5.4, 22.5.26, 22.5.28).	Reject		The underlying right to build within a setback on the consent notice or conditions overrule the performance standard.
OS720.2		Reavers NZ Limited	21Rural Zone	Oppose	Rezoning from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.		Deferred to the hearing on mapping	
OS728.1		Wanaka Residents Association	21Rural Zone	Other	That all of the provisions in the Operative District Plan relating to Outstanding Natural Landscape (Wakatipu Basin) be applied to all Outstanding Natural Landscape across the whole district.	Reject		Entire report, in particular the landscape assessment matters.
OS733.3		Young, John	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS741.3		Roulston, Marianne	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS742.3		Telford, Gerald	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS743.3		Thomlinson, K and M R	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS745.3		Stewart, Danni and Simon	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS747.3		Hamer, M and E	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS749.3		Jolly and Shaw, Craig and Maree	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS750.3		Watson, Peter J E and Gillian O	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS753.3		Dowdall, Graham P and Mary H	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	
OS756.3		Skeggs, E B	21Rural Zone		Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS778.1		Over the Top Ltd	21Rural Zone	Oppose	<p>1. Dr Chiles & Hunt Reports – have substantially been ignored in many respects and we request that the planning team revisit this valuable document and revisit its recommendations in a more proactive and responsible manner. In particular the recommendations as to setback against landing frequency. For Council to seek and fund professional advice and then, as laypersons, ignore it is unacceptable to this rate payer.</p> <p>2. We hold the view that AIRCRAFT SOUND can be mitigated using the suite of tools in the FLY NEIGHBOURLY programme. The planning team should familiarise themselves with this programme to understand how and what can be achieved with regard aircraft sound. We are available to provide that education. We call for a better understanding of competing sound generation vehicles and equipment, when comparing with aircraft, and recognising aircraft are being unfairly maligned.</p> <p>3. We hold the view that there are world best practice techniques that can mitigate aircraft sound effects and provide Individual & special interest groups the quiet enjoyment the Council is endeavouring to protect. Over the Top is already proactive in designing arrival and departure fans for remote landing sites.</p> <p>4. Industry has a substantial investment in business assets and the country through the Minister of Tourism and Tourism New Zealand is driving visitor numbers to Queenstown and the Lakes District. The expectation of activities and experiences have aircraft (fixed wing and helicopter) being an integral contributor to that experience. If there are non seneschal restrictions on aircraft operations, then the visitor experience and future tourism growth will be compromised. This risks capital investment and rateable property values resulting in severe economic challenges as a result of Council actions.</p>	Accept in Part		Informal Airports
OS782.1		Jeremy Bell Investments Ltd	21Rural Zone	Oppose	Submitter requests that the 14.54 hectare area shown on in the attached map (Wanaka Airport) dated May 2011 is rezoned as Wanaka Airport Mixed Use Zone (WAMUZ) as set out in this submission.		Deferred to the hearing on mapping	
OS783.2		Todd, Robert and Rachel - represented by Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Oppose	That the zoning of the area to the south of Studholme Road be amended from Rural as shown on Proposed District Plan Map 23 to Rural Lifestyle as shown on the plan attached to the submission.		Deferred to the hearing on mapping	
OS790.2		Queenstown Lakes District Council	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.		Rezone	
OS815.2		Morgan, Glenys and Barry - represented by Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone		That the area to the south of Studholme Road, as shown on the plan attached to the submission be rezoned from Rural to Rural Lifestyle (see submission)		Deferred to the hearing on mapping	
OS820.11		Jeremy Bell Investments	21Rural Zone		<p>Submission relates to the land owned by Jeremy Bell Investments Ltd and located at Lots 1-3 DP 300397 and Section 32 BLK VI TARRAS SD (generally located off Smith Road/Mount Barker Road, shown on proposed planning map 18.</p> <p>Opposes the proposed zoning of these properties as entirely Rural zone.</p> <p>Seeks that the land identified within the outlined area of the attached map be re-zoned in part as Rural Lifestyle zone (71.2ha) with a dedicated no build area (22ha) where these areas are more sensitive to landscape matters.</p>		Deferred to the hearing on mapping	
OS834.5		McPhail, Helen	21Rural Zone	Other	Strongly support retaining, protecting and encouraging the Rural working (Farming / hort) landscapes in the district. They have an historical role, in tourism values with tourists enjoying seeing sheep / cattle grazing freely, and a mental health value as a calming environment.	Accept		Entire report
OS838.5		Boyd, D - represented by Town Planning Group Limited	21Rural Zone		Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.		Deferred to the hearing on mapping	
OS841.2		Henry, M & J - represented by John Edmonds & Associates Limited	21Rural Zone		Amend the Rural Lifestyle Zone boundary as indicated in light blue on the map within the submission that applies to 14ha of land at 61 Slope Hill Road and as shown in planning map 30.		Deferred to the hearing on mapping	
OS842.6		Crawford, Scott - represented by John Edmonds & Associates Limited	21Rural Zone		Amend the zoning of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30 from Rural to Medium Density Residential.		Deferred to the hearing on mapping	
OS850.5		R & R Jones	21Rural Zone	Oppose	<p>The Operative Rural General Zone be removed from the land bounded by Lake Hayes Estate to the north and Shotover Country to the west, referred to below and shown in the map attached to this submission in favour of Low Density Residential under the Proposed District Plan.</p> <ul style="list-style-type: none"> Sections 109, 110, 66 & 129 Blk III Shotover SD. Lot 2 DP 20797 Lot 2 DP 475594 		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS854.3		Slopehill Properties Limited	21Rural Zone	Other	Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle" And/or Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road		Deferred to the hearing on mapping	
FS1004.2	403.1	Hanan, Elizabeth & Murray	21Rural Zone	Oppose	The submission be disallowed		Deferred to the hearing on mapping	
FS1004.3	443.1	Hanan, Elizabeth & Murray	21Rural Zone	Oppose	The whole of the submission must be disallowed.		Deferred to the hearing on mapping	
FS1004.4	437.1	Hanan, Elizabeth & Murray	21Rural Zone	Oppose	This submission be disallowed		Deferred to the hearing on mapping	
FS1004.5	437.1	Hanan, Elizabeth & Murray	21Rural Zone	Oppose	The submission be disallowed.		Deferred to the hearing on mapping	
FS1010.1	430.1	Metherell, John	21Rural Zone	Oppose	We are residents at 578 Speargrass Flat Road within the Rural Residential zone. We oppose aspects of the submission by Ayburn Farm Estate Ltd as they will have direct impacts on our surrounding environment, and will lead to pressures in our immediate vicinity for urban development in conflict with urban growth provisions. We prefer the Council proposed rural zoning and consider this remains the best use of the land. However, if some development is considered acceptable by Council we consider the alternative relief options should be rejected in preference to the rural residential proposal, as set out in the concept plan and with no more than the maximum 30 residential lots/dwellings. Any consequential amendments should reflect this outcome. The specific aspects of the summary of decisions requested submission we oppose, are as follows Oppose (c) (ii) and (c) (iii) proposals. Urban development is not appropriate beyond the urban boundary. The Waterfall Park Zone has not been successful, and should not be used as a basis for extending the urban zone. There are topographical constraints such that it is not logical to extend the urban area to incorporate the submitter site. If development is to occur, it should reflect the nearby developed zone (ie rural residential or rural lifestyle).		Deferred to the hearing on mapping	
FS1011.1	581.1	Hughes, Dennis & Ros	21Rural Zone	Support	All of Submission 581 be allowed		Deferred to the hearing on mapping	
FS1012.45	412.3	Willowridge Developments Limited	21Rural Zone	Support	That the submission be allowed.		Deferred to the hearing on mapping	
FS1013.2	152.2	Orchard Road Holdings Limited	21Rural Zone	Oppose	Oppose in Part - That the submission is disallowed in advance of a decision on PC46. That the submission is disallowed if PC46 is rejected.		Deferred to the hearing on mapping	
FS1023.1	430.1	Beadle, Simon	21Rural Zone	Oppose	I seek to disallow submission 430 entirely		Deferred to the hearing on mapping	
FS1032.1	581.1	Goodger, Marjorie	21Rural Zone	Support	The Area has already been compromised. The lake has been artificially raised and is now over used by Contact Energy which affects the environment. The life style block has the ability to absorb the change without affecting the environment. It is a natural area for supporting the growth of Lake Hawea		Deferred to the hearing on mapping	
FS1033.1	581.1	McCaughan, Sheila & Brian	21Rural Zone	Support	Our area suffers from exploitation of our lake which is artificially lowered by Contact Energy to alarming levels. We also have the main highway to contend with. The landscape therefore is already modified and this subdivision will protect and enhance the area		Deferred to the hearing on mapping	
FS1034.155	820.11	Upper Clutha Environmental Society (Inc.)	21Rural Zone	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
FS1037.1	581.1	Pinckney, Dan	21Rural Zone	Support	I would recommend that QLDC should approve this submission		Deferred to the hearing on mapping	
FS1049.35	378.35	LAC Property Trustees Limited	21Rural Zone	Oppose	The submitter seeks that the whole of the submission be disallowed		Deferred to the hearing on mapping	
FS1050.17	675.1	Jan Andersson	21Rural Zone	Support	The submitter seeks that the whole of the submission be allowed	Reject		Entire report
FS1050.21	430.1	Jan Andersson	21Rural Zone	Oppose	The submitter seeks that the whole of that submission be disallowed.		Deferred to the hearing on mapping	
FS1051.1	430.1	Beadle, Peter and Jillian	21Rural Zone	Oppose	I seek to disallow submission 430 entirely		Deferred to the hearing on mapping	
FS1065.7	733.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1065.8	741.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.9	742.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.10	743.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.11	745.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.12	747.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.13	749.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.14	750.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.15	753.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1065.16	756.3	Ohapi Trust	21Rural Zone	Support	The Trust seeks the submissions be allowed to the extent that all of the land proposed to be zoned Rural Lifestyle between the Cardrona River and Three Parks (including our land (OT5B/1112 on the corner of Riverside Road and the Wanaka-Luggate Highway) be changed to Rural Residential.		Deferred to the hearing on mapping	
FS1070.6	626.6	Hamilton, Lyn	21Rural Zone	Oppose	I seek that the submission be disallowed in its entirety.		Deferred to the hearing on mapping	
FS1071.13	838.5	Lake Hayes Estate Community Association	21Rural Zone	Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
FS1071.58	351.4	Lake Hayes Estate Community Association	21Rural Zone	Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
FS1071.101	239.4	Lake Hayes Estate Community Association	21Rural Zone	Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
FS1071.102	239.5	Lake Hayes Estate Community Association	21Rural Zone	Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
FS1071.115	850.5	Lake Hayes Estate Community Association	21Rural Zone	Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
FS1072.6	626.6	Berriman, Jay	21Rural Zone	Oppose	I seek that the submission be disallowed in its entirety.		Deferred to the hearing on mapping	
FS1077.61	720.2	Board of Airline Representatives of New Zealand (BARNZ)	21Rural Zone	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its rural zone.		Deferred to the hearing on mapping	
FS1081.2	572.3	Dee, Ian	21Rural Zone	Oppose	I believe NZ Ski should only have the extension along Fawltly Towers on the following conditions: 1. NZ Ski cleans up in the Alta Cirque at the end of each ski season 2. Allow backcountry (1 way) lift passes at a maximum of 20% of a day pass. This sub zone extension is a precursor to further extension of the ski field into Doolans right branch and a back country pass should be extended to that area too when it happens. As per part 4.7 to 4.9 and replacement submission 806 C 1.1d. Doolans is an existing back country area that would be lost if that development goes ahead. 3. Make NZ Ski's snow making irrigation infrastructure near Lake Alta unseeable. This existing infrastructure is outside the ski-area sub-zone		Deferred to the hearing on mapping	Also addressed in Issue 7.
FS1082.18	430.1	Hadley, J and R	21Rural Zone	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.		Deferred to the hearing on mapping	
FS1084.2	430.1	Clarke, Wendy	21Rural Zone	Oppose	Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1086.1	675.1	Hadley, J	21Rural Zone	Support	Allow the whole submission. Submission 675 seeks to retain the Policies, Objectives, Rules and Assessment Matters of the RZ in the area described in the submission that is located between Speargrass Flat Road and the Millbrook Resort Zone on the north side of Speargrass Flat Road, between Speargrass Flat Road and Mooney Road, between the southern boundary of the Rural Residential Zone located around Mooney Road, Hunter Road to the west and Lake Hayes Arrowtown Road to the east.	Accept in Part		Entire report
FS1086.4	430.1	Hadley, J	21Rural Zone	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.		Deferred to the hearing on mapping	
FS1087.2	430.1	Hart, Robyn	21Rural Zone	Oppose	I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan.		Deferred to the hearing on mapping	
FS1089.20	430.1	McGuinness, Mark	21Rural Zone	Oppose	Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed.		Deferred to the hearing on mapping	
FS1091.10	483.1	Jeremy Bell Investments Limited	21Rural Zone		Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal		Deferred to the hearing on mapping	
FS1091.13	484.1	Jeremy Bell Investments Limited	21Rural Zone		Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal		Deferred to the hearing on mapping	
FS1092.8	404.4	NZ Transport Agency	21Rural Zone	Oppose	That the submission 404.4 requesting the rezoning of Lot 500 DP 470412 be disallowed.		Deferred to the hearing on mapping	
FS1092.16	455.1	NZ Transport Agency	21Rural Zone	Oppose	That the submission 455.1 requesting the subject land to be rezoned be disallowed.		Deferred to the hearing on mapping	
FS1093.4	568.2	T R Currie	21Rural Zone	Oppose	The submitter considers that the Proposed Plan's Informal Airport's provisions are unduly restrictive and should be relaxed or removed. The submitter seeks this part of the submission be disallowed:	Accept in Part		Informal Airports
FS1093.5	568.3	T R Currie	21Rural Zone	Oppose	The submitter considers that the Proposed Plan's Informal Airport's provisions are unduly restrictive and should be relaxed or removed. The submitter seeks this part of the submission be disallowed:	Accept in Part		Informal Airports
FS1093.6	568.4	T R Currie	21Rural Zone	Oppose	The submitter considers that the Proposed Plan's Informal Airport's provisions are unduly restrictive and should be relaxed or removed. The submitter seeks this part of the submission be disallowed:	Accept in Part		Informal Airports
FS1095.35	378.35	Nick Brasington	21Rural Zone	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Deferred to the hearing on mapping	
FS1097.8	19.22	Queenstown Park Limited	21Rural Zone	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		
FS1097.11	38.3	Queenstown Park Limited	21Rural Zone	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Accept in Part		Entire Report
FS1097.145	318.3	Queenstown Park Limited	21Rural Zone	Oppose	Oppose for the reasons outlined in QPL's primary submission.		Deferred to the hearing on mapping	
FS1097.280	430.1	Queenstown Park Limited	21Rural Zone	Support	Support for the reasons outlined in QPL's primary submission.		Deferred to the hearing on mapping	
FS1097.522	572.3	Queenstown Park Limited	21Rural Zone	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.		Deferred to the hearing on mapping	Also addressed in Issue 7.
FS1099.1	430.1	Thomas, Brendon and Katrina	21Rural Zone	Oppose	Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed.		Deferred to the hearing on mapping	
FS1104.1	483.1	Feint, Jeffrey Adrian	21Rural Zone	Oppose	Oppose the part of the submission which relates to road access option 2 utilising the paper road, as it would adversely affect the submitter's property and cause a traffic hazard at the intersection with SH6.		Deferred to the hearing on mapping	
FS1107.13	238.8	Man Street Properties Ltd	21Rural Zone	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
FS1109.2	38.3	Bunn, Phillip	21Rural Zone	Support	That the entire submission be allowed. Supports rezoning from Rural General to Rural Lifestyle with minimum lot sizes of 5 acres/2 hectares.	Reject		Entire Report
FS1118.1	361.1	Robins Road Limited	21Rural Zone	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1119.4	238.8	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	21Rural Zone	Oppose	Agrees that the land (OT14A/295) is suitable to be rezoned Rural Residential to achieve the sustainable management. Seeks that the part of the submission that opposes the Queenstown Lakes District Council Proposed District Plan's rezoning of Rural General land to Rural Lifestyle be disallowed.		Deferred to the hearing on mapping	
FS1124.6	626.6	Rogers, Dennis	21Rural Zone	Oppose	Seeks that the whole submission be disallowed. The plans are not in keeping with the rural environment.		Deferred to the hearing on mapping	
FS1125.6	524.35	New Zealand Fire Service	21Rural Zone	Support	Allow. The Commission supports this as it signals to rural communities that the establishment of community facilities and activities in a rural zone should be anticipated.	Reject		The provisions in the plan are appropriate
FS1127.6	493.3	Kampman, Rene	21Rural Zone	Support	I seek that the whole submission be allowed		Deferred to the hearing on mapping	
FS1129.1	430.1	Hill, Graeme - represented by Graeme Todd GTODD LAW	21Rural Zone	Oppose	Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity.		Deferred to the hearing on mapping	
FS1133.2	430.1	Blair, John - represented by Graeme Todd GTODD LAW	21Rural Zone	Oppose	Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined.		Deferred to the hearing on mapping	
FS1133.18	437.1	Blair, John - represented by Graeme Todd GTODD LAW	21Rural Zone	Oppose	Agrees that the land should not be rezoned because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined.		Deferred to the hearing on mapping	
FS1135.1	160.1	Glenys and Barry Morgan	21Rural Zone	Support	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.		Deferred to the hearing on mapping	
FS1135.4	161.2	Glenys and Barry Morgan	21Rural Zone	Support	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.		Deferred to the hearing on mapping	
FS1135.5	227.1	Glenys and Barry Morgan	21Rural Zone	Support	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.		Deferred to the hearing on mapping	
FS1135.8	254.2	Glenys and Barry Morgan	21Rural Zone	Support	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.		Deferred to the hearing on mapping	
FS1135.10	783.2	Glenys and Barry Morgan	21Rural Zone	Support	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.		Deferred to the hearing on mapping	
FS1146.16	675.1	Nicolson, Lee	21Rural Zone	Support	Seeks that the whole of the submission be allowed.	Accept		Entire report
FS1146.19	430.1	Nicolson, Lee	21Rural Zone	Oppose	Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary.		Deferred to the hearing on mapping	
FS1156.1	160.1	Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Support	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.		Deferred to the hearing on mapping	
FS1156.4	161.2	Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Support	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.		Deferred to the hearing on mapping	
FS1156.5	227.1	Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Support	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.		Deferred to the hearing on mapping	
FS1156.8	254.2	Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Support	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.		Deferred to the hearing on mapping	
FS1156.11	815.2	Paterson Pitts Partners (Wanaka) Ltd	21Rural Zone	Support	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.		Deferred to the hearing on mapping	
FS1157.27	238.8	Trojan Helmet Ltd	21Rural Zone	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.		Deferred to the hearing on mapping	
FS1165.1	238.8	Nelson, Leslie Richard & Judith Anne - represented by GTODD Law	21Rural Zone	Oppose	Agrees that the land (Lot 1 Deposited Plan 442784) is suitable land to be rezoned Rural Lifestyle to achieve the sustainable management of the land. Seeks that the part of the submission that opposes rezoning of Rural General land to Rural Lifestyle be disallowed.		Deferred to the hearing on mapping	
FS1167.4	408.1	Arnott, Peter and Margaret - represented by GTODD Law	21Rural Zone	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.		Deferred to the hearing on mapping	
FS1177.1	581.1	Cochrane, D M	21Rural Zone	Support	I Support the application as being further progress for lifestyle subdivision, which will enhance the approach into Hawea Township		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1183.1	581.1	Burdon, Richard and Sarah	21Rural Zone	Support	I Support the application to subdivide as proposed in the submission 581		Deferred to the hearing on mapping	
FS1226.13	238.8	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21Rural Zone	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
FS1229.1	361.1	NXski Limited	21Rural Zone	Support	NZSki Limited supports submission 361 in its entirety and agrees with the conclusions in the submitters Section 32 Report that the issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. NZSki Limited seeks that this submission be accepted by QLDC.		Deferred to the hearing on mapping	
FS1234.13	238.8	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21Rural Zone	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
FS1239.13	238.8	Skyline Enterprises Limited & O'Connells Pavillion Limited	21Rural Zone	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
FS1241.13	238.8	Skyline Enterprises Limited & Accommodation and Booking Agents	21Rural Zone	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
FS1242.36	238.8	Stokes, Antony & Ruth	21Rural Zone	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to the hearing on mapping	
FS1245.17	310.6	Totally Tourism Limited	21Rural Zone	Oppose	Assures that there is in effect no noise standard for assessment of helicopter noise. Seeks that this submission be disallowed.	Accept in Part		Informal Airports
FS1248.13	238.8	Trojan Holdings Limited & Beach Street Holdings Limited	21Rural Zone	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
FS1249.13	238.8	Tweed Development Limited	21Rural Zone	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
FS1254.43	518.3	Allenby Farms Limited	21Rural Zone	Support	Support in part. The submission be allowed, subject to a consistent ecological regime being applied over the remainder of the land owned by the Submitter on and adjacent to the Mt Iron ONF. Further conditions for support of this rezoning are that particular rules and restrictions within this LLR extension are included to ensure ongoing permanent management of that part of the SNA owned by the submitter, particularly including removal of wilding species and control of pest plants and animals. Such provisions should include the protection of significant ecological values and habitats, and future development restrictions. If the entire Mazy property is not able to be considered for the purposes outlined above, then the submission seeking rezoning should be disallowed.		Deferred to the hearing on mapping	
FS1255.25	238.8	Arcadian Triangle Limited	21Rural Zone	Oppose	Disallow this submission to the extent that it opposes rezoning changes from Rural General to Rural Lifestyle.		Deferred to the hearing on mapping	
FS1256.65	238.8	Ashford Trust	21Rural Zone	Oppose	Refuse the submission insofar as it seeks rezoning of land identified as Rural Lifestyle under the Proposed Plan to Rural Zone.		Deferred to the hearing on mapping	
FS1258.4	675.1	Ayrburn Farm Estate Limited	21Rural Zone	Oppose	That the submission be refused in its entirety. A number of these provisions as notified do not give effect to the higher order provisions of the Proposed Plan, and do not provide for the most efficient and effective use of resources in accordance with the sustainable management purpose of the RMA. The land identified in the submission is not rural productive land, and does not give effect to the provisions of the Rural Zone.	Reject		Entire report
FS1259.28	239.4	Bill and Jan Walker Family Trust	21Rural Zone	Support	That the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.		Deferred to the hearing on mapping	
FS1259.29	239.5	Bill and Jan Walker Family Trust	21Rural Zone	Support	That the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.		Deferred to the hearing on mapping	
FS1259.33	404.4	Bill and Jan Walker Family Trust	21Rural Zone	Support	Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1261.7	492.4	Bridesdale Farm Developments Limited	21Rural Zone	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		Deferred to the hearing on mapping	
FS1261.13	451.6	Bridesdale Farm Developments Limited	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1262.2	351.4	G W Stalker Family, Trust Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	21Rural Zone	Support	That the submission be allowed insofar as it seeks Rural Lifestyle zoning amendments to Planning Maps 30 and 31 of the Proposed Plan.		Deferred to the hearing on mapping	
FS1263.1	238.8	Kirstie Jean Brustad and Harry James Inch	21Rural Zone	Oppose	Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area.		Deferred to the hearing on mapping	
FS1263.5	499.2	Kirstie Jean Brustad and Harry James Inch	21Rural Zone	Support	Support in part. Insofar as the submission seeks Rural Lifestyle Zoning over parts of Mooney Road, allow the submission.		Deferred to the hearing on mapping	
FS1266.20	541.1	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	21Rural Zone	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
FS1266.27	558.1	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	21Rural Zone	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
FS1266.32	559.1	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	21Rural Zone	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
FS1267.27	239.4	DV Bill and Jan Walker Family Trust	21Rural Zone	Support	Supports. Seeks that the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.		Deferred to the hearing on mapping	
FS1267.32	404.4	DV Bill and Jan Walker Family Trust	21Rural Zone	Support	Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.		Deferred to the hearing on mapping	
FS1270.2	455.1	Hansen Family Partnership	21Rural Zone	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		Deferred to the hearing on mapping	
FS1270.30	408.1	Hansen Family Partnership	21Rural Zone	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		Deferred to the hearing on mapping	
FS1270.58	399.1	Hansen Family Partnership	21Rural Zone	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		Deferred to the hearing on mapping	
FS1270.76	338.3	Hansen Family Partnership	21Rural Zone	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Deferred to the hearing on mapping	
FS1270.105	393.2	Hansen Family Partnership	21Rural Zone	Oppose	Opposes. Assures that an airport in the location proposed will have adverse effects on the Hansen Family Partnership land. Seeks this submission be disallowed.		Deferred to the hearing on mapping	
FS1275.88	361.1	"Jacks Point" (Submitter number 762 and 856)	21Rural Zone	Oppose	Opposes in part. Believes that the rezoning of Rural General to Industrial as requested is opposed on the basis that it will have cumulative adverse effects on landscape and visual values, and the character of the area. Seeks that the submission be disallowed.		Deferred to the hearing on mapping	
FS1277.1	361.1	Jacks Point Residents and Owners Association	21Rural Zone	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape and visual values, including light spill, and the character of the area. Seeks that the submission be disallowed.		Deferred to the hearing on mapping	
FS1278.2	452.2	Lake Hayes Equestrian Limited	21Rural Zone	Support	Seek that the submission relating to the Planning Maps be allowed on the basis that there are only a limited number of residential buildings along road frontages, and they are setback from the Lakes Hayes – Arrowtown Road and Hogans Gully Road frontages to protect the open, rural character as experienced from those roads and avoiding unsuitable areas prone to flood and inclusion of design controls.		Deferred to the hearing on mapping	
FS1281.3	494.3	Larchmont Developments Limited	21Rural Zone	Support	That the submission be accepted in its entirety		Deferred to the hearing on mapping	
FS1286.1	238.8	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Oppose	Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area, Littles Rd / Fitzpatrick Rd /Mountain Road, southern side of Domain Road & Lower Shotover Road.		Deferred to the hearing on mapping	
FS1286.3	348.1	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1286.56	854.3	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1286.64	231.5	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1286.67	232.1	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1289.25	338.3	Oasis In The Basin Association	21Rural Zone	Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	
FS1292.1	238.8	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21Rural Zone	Oppose	Insofar as the submission seeks to retain zoning over parts of Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road, disallow the submission.		Deferred to the hearing on mapping	
FS1295.2	348.1	Slopehill Joint Venture	21Rural Zone	Support	The submission be allowed		Deferred to the hearing on mapping	
FS1295.6	841.2	Slopehill Joint Venture	21Rural Zone	Support	The submission be allowed		Deferred to the hearing on mapping	
FS1295.7	854.3	Slopehill Joint Venture	21Rural Zone	Support	The submission be allowed		Deferred to the hearing on mapping	
FS1295.10	231.5	Slopehill Joint Venture	21Rural Zone	Support	The submission be allowed		Deferred to the hearing on mapping	
FS1295.13	232.1	Slopehill Joint Venture	21Rural Zone	Support	The submission be allowed		Deferred to the hearing on mapping	
FS1296.1	361.1	RCL Queenstown PTY Limited (RCL)	21Rural Zone	Oppose	Opposes the submitter's view. Seeks that the submission be declined. Believes that the Council has not had an opportunity to update its analyses of demand for industrial land nor consider various options as to what the most appropriate locations are for new industrial zonings should they be required. Assures that there is insufficient visual imagery to assist submitters to make assessments. Agrees that no assessment as to potential adverse effects on the visual amenity values enjoyed from Jacks Point and Hanley Downs appears to have been made. Believes that no comprehensive assessment appears to have been undertaken of the proposed district-wide landscape objectives and policies in Section 6, nor the Urban Development chapter in Section 4, nor the Noise objectives and policies in Section 36. It is therefore difficult to assess whether the proposal would accord with these sections of the Plan. Seeks that an assessment should be undertaken not only to establish whether the activities can be carried out to comply with District Plan noise standards, but also to more broadly assess effects on amenity values in other parts of the Coneburn Valley (including Jacks Point).		Deferred to the hearing on mapping	
FS1297.1	570.1	Stewart, Robert - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Oppose	That the submission be refused. The proposed line should not be amended further without substantial landscape justification to do so, and it is considered there is no such justification. The amendments sought to the relevant objectives, policies and provisions referred to in the submission are not supported by a section 32 evaluation.		Deferred to the landscape line location hearing	
FS1297.4	570.4	Stewart, Robert - represented by Vanessa Robb, Anderson Lloyd	21Rural Zone	Oppose	That the submission be refused. The proposed line should not be amended further without substantial landscape justification to do so, and it is considered there is no such justification. The amendments sought to the relevant objectives, policies and provisions referred to in the submission are not supported by a section 32 evaluation.	Reject		Issue 13. Other Matters
FS1298.1	238.8	Wakatipu Equities	21Rural Zone	Oppose	Insofar as the submission seeks to retain zoning over parts of Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road, disallow the submission.		Deferred to the hearing on mapping	
FS1298.4	841.2	Wakatipu Equities	21Rural Zone	Support	Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1298.5	854.3	Wakatipu Equities	21Rural Zone	Support	Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1298.9	248.21	Wakatipu Equities	21Rural Zone	Support	Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1298.11	499.2	Wakatipu Equities	21Rural Zone	Support	Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1304.1	541.1	Walrus Jack Trustee Limited	21Rural Zone	Oppose	Walrus Jack Trustee Limited does not consider that these sites are suitable for resort type development, as this would enable development of a nature, scale and density that would be inconsistent with the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991.		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1304.3	559.1	Walrus Jack Trustee Limited	21Rural Zone	Oppose	Walrus Jack Trustee Limited does not consider that these sites are suitable for resort type development, as this would enable development of a nature, scale and density that would be inconsistent with the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991.		Deferred to the hearing on mapping	
FS1305.3	704.3	Wanaka Watersports Facility Trust	21Rural Zone	Oppose	The Trust seek that those parts of the above submissions that seek to prohibit development on the recreation reserves around the recreation reserves around the margin of the lakes be disallowed, and the relevant provisions of the Proposed District Plan be adopted.		Relates to designations. Deferred to the hearing on this matter.	
FS1306.1	356.2	Millbrook Country Club Limited (Millbrook)	21Rural Zone	Oppose	Millbrook opposes this submission to the extent that it seeks changes to the proposed chapter 43		Deferred to the hearing on mapping	
FS1309.8	314.8	The Alpine Group	21Rural Zone	Oppose	the submission of Wakatipu Holdings Limited is rejected.		Deferred to the hearing on mapping	
FS1310.6	626.6	Chin, Anna-Marie	21Rural Zone	Oppose	The Submission be disallowed in its entirety		Deferred to the hearing on mapping	
FS1310.11	690.3	Chin, Anna-Marie	21Rural Zone	Oppose	Seek the land not be rezoned		Deferred to the hearing on mapping	
FS1310.12	670.3	Chin, Anna-Marie	21Rural Zone	Oppose	Seek the land not be rezoned		Deferred to the hearing on mapping	
FS1317.7	559.1	Siddall and Tweedie, Gerald and Richard - represented by Jayne Macdonald	21Rural Zone	Oppose	Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan.		Deferred to the hearing on mapping	
FS1317.12	541.1	Siddall and Tweedie, Gerald and Richard - represented by Jayne Macdonald	21Rural Zone	Oppose	Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan.		Deferred to the hearing on mapping	
FS1317.15	558.1	Siddall and Tweedie, Gerald and Richard - represented by Jayne Macdonald	21Rural Zone	Oppose	Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan.		Deferred to the hearing on mapping	
FS1320.17	355.17	Just One Life Limited	21Rural Zone	Oppose	submission of Matukituki Trust is rejected.	Accept in Part		Entire Report
FS1322.3	238.8	Juie Q.T. Limited	21Rural Zone	Oppose	Opposes. Requests that the Rural Lifestyle Zoning notified in the Proposed District Plan be retained (and indeed extended to include my land); and the Rural Zone Purpose (21.1) be retained as originally notified in the Proposed District Plan.		Deferred to the hearing on mapping	
FS1325.6	565.1	Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited	21Rural Zone		Support/Oppose - seek that the parts of this submission relating to Planning Map 30 over the Amisfield land at Part Lot 1 DP 326378 be disallowed for the reasons expressed in this further submission - Lake Hayes supports the wider Rural Lifestyle zoning sought by the submitter but opposes the relief sought in this submission to rezone the site of the Amisfield Bistro and Bar as Rural Lifestyle. The Amisfield land is legally described as Part Lot 1 DP 326378, being 1.6863 hectares in area and contained within Computer Freehold Register 107260. This land is proposed through the submission of Lake Hayes Cellar Limited to be rezoned as rural residential together with the identification of a commercial overlay. Rezoning of this land as rural lifestyle would fail to provide for the sustainable management of this land and is opposed for these reasons.		Deferred to the hearing on mapping	
FS1325.7	680.1	Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited	21Rural Zone	Oppose	seek that the whole of this submission be disallowed for the reasons expressed in this further submission - Lake Hayes does not oppose the proposed rezoning per se, but opposes any rezoning of the land at 68 Hogans Gully Road to a mix of rural lifestyle and rural visitor which could provide for large scale visitor accomodation without maintainance of open space and visual amenity. Lake Hayes Ltd owns land at 270 Arrowtown Lake Hayes Road, immediately to the west of this submitters land, and is particularly concerned about potential impacts on amenity values. To that extent, Lakes Hayes opposes this submission on the basis that it does not fully investigate the natural and physical resources of the areas, including topography and landscape values, to determine the capacity to accommodate the proposed growth that would result from this zoning. The rural visitor one in particular would enable a very high intensity of land use and accommodation activities and the submission provides for no consideration of impacts on infrastructure, the amenity values for residents or on the character of the area.		Deferred to the hearing on mapping	
FS1327.2	626.6	Morven Ferry	21Rural Zone	Support	Seeks that the part of this submission relating to the General District Plan Review Comments, Chapter 21 and Planning Map 30 be allowed to the extent it is consistent with the reasons expressed in this further submission.		Deferred to the hearing on mapping	
FS1329.15	572.3	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21Rural Zone		Support/Oppose We seek that Rule 21.4.21 be amended. Soho support the concept, but oppose the proposed new rule 21.4.21 seeking to list Visitor Accommodation as a controlled activity within the SASZ's, between 1 June and 31 October in any calendar year. The proposal conflicts with the approach in the submission by Soho, which is based on the ability to secure ecological and landscape enhancements associated with these activities. In addition, Soho does not agree that these activities should be limited to the period between 1 June and 31 October and should be available year round as a more efficient use of natural and physical resources providing access to recreation land, subject to measures to protect ecological values of the alpine environment.		Deferred to the hearing on mapping	Also addressed in Issue 7.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1330.8	572.3	Treble Cone Investments Limited	21Rural Zone		Support/Oppose - seek that the part of the submission relating to Rule 21.4.21 be amended for the reasons expressed within this further submission.		Deferred to the hearing on mapping	Also addressed in Issue 7.
FS1340.37	704.5	Queenstown Airport Corporation	21Rural Zone		Support in part/Oppose in part - QAC remains neutral with respect to this zoning. Notwithstanding, insufficient detail has been provided in the submission in terms of section 32 of the Act and whether the proposed rezoning is the most appropriate way to achieve the purpose of the Act, including the benefits and cost of the environmental, economic, social and cultural effects that could accrue from the implementation of the zone and the subsequent provisions. QAC therefore reserves it right to revise its position in light of such reporting.		Deferred to the hearing on mapping	
FS1340.38	782.1	Queenstown Airport Corporation	21Rural Zone		Support in part/Oppose in part - QAC remains neutral with respect to this zoning. Notwithstanding, insufficient detail has been provided in the submission in terms of section 32 of the Act and whether the proposed rezoning is the most appropriate way to achieve the purpose of the Act, including the benefits and cost of the environmental, economic, social and cultural effects that could accrue from the implementation of the zone and the subsequent provisions. QAC therefore reserves it right to revise its position in light of such reporting.		Deferred to the hearing on mapping	
FS1340.52	48.1	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.67	229.2	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.70	239.4	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.74	328.1	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.80	338.3	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.83	347.3	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.85	351.4	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.94	393.2	Queenstown Airport Corporation	21Rural Zone	Oppose	QAC opposes the proposed rezoning until such a time that an aeronautical study has been completed for the site that confirms the site is suitable for aviation activities. Rezoning the land may also potentially result in significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1340.96	399.1	Queenstown Airport Corporation	21Rural Zone	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1340.101	404.4	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.103	418.2	Queenstown Airport Corporation	21Rural Zone	Support	QAC supports the rezoning of this land from Rural General to Industrial.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1340.105	408.1	Queenstown Airport Corporation	21Rural Zone	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1340.111	434.3	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.112	455.1	Queenstown Airport Corporation	21Rural Zone	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1340.114	484.1	Queenstown Airport Corporation	21Rural Zone	Oppose	Area 1 of the Plan Change is partially located within an area where the ground surface penetrates the Conical and Inner Horizontal Surface at Wanaka Airport. In accordance with Designation 64, Airport Approach and Protection Measures, no object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice. It is therefore necessary to determine whether the site is "shielded by an existing immovable object in accordance with recognised aeronautical practice" in order to determine if it is appropriate to rezone this site for any intended purpose other than rural activities.		Deferred to the hearing on mapping	
FS1340.115	488.2	Queenstown Airport Corporation	21Rural Zone	Oppose	The site is located on the edge of the ANB and OCB. The Business Mixed Use Zone currently contains no provisions relating to the management of ASAN. Rezoning this site would therefore allow a level of ASAN development that is not currently provided for the Operative District Plan. This is inappropriate and inconsistent with the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1340.119	527.7	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.134	670.3	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.138	690.3	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.157	838.5	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.162	842.6	Queenstown Airport Corporation	21Rural Zone	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.		Deferred to the hearing on mapping	
FS1340.164	850.5	Queenstown Airport Corporation	21Rural Zone	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
FS1344.5	689.1	Taylor, Tim - represented by Town Planning Group Limited	21Rural Zone	Support	Allow relief sought - The submitter requests it land to be rezoned from rural general to an alternative zone that provides for residential development. The further submitter considers that residential development in this location is appropriate and that the rural general zone inappropriate.		Deferred to the hearing on mapping	
FS1345.2	568.2	Skydive Queenstown Limited	21Rural Zone	Oppose	I request that the relief sought by the original submitter not be allowed, and consistent with my original submission the Proposed District Plan provisions for informal airports be amended in accordance with my original submission	Reject		Informal Airports
FS1345.35	778.1	Skydive Queenstown Limited	21Rural Zone	Support	I request that the decisions requested by the original submitter in submission #778 be allowed.	Reject		Informal Airports
FS1348.4	689.1	Wilson, M & C - represented by Town Planning Group Limited	21Rural Zone	Support	Allow relief sought - The submitter requests it land to be rezoned from rural general to an alternative zone that provides for residential development. The further submitter considers that residential development in this location is appropriate and that the rural general zone inappropriate.		Deferred to the hearing on mapping	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1353.6	626.6	Vautier, Phillip	21Rural Zone	Oppose	I seek that the submission be disallowed in its entirety		Deferred to the hearing on mapping	
FS1357.3	404.4	Lamont, Janet	21Rural Zone	Oppose	Either 1. decline the zoning request, 2. allow an extended period of time for a public process and more information to be provided. 3. or if the council approves the rezoning it should be strictly for a retirement village on not large scale subdivision.		Deferred to the hearing on mapping	
OS122.1		Skydive Queenstown Limited	21.1Zone Purpose	Other	Amend to add the second paragraph after '...commercial and tourism activities' the following: 'and for the Zone to make provision for these activities.'	Reject		Farming and non-farming activities
OS238.128		NZIA Southern and Architecture + Women Southern	21.1Zone Purpose	Other	Support in part. Last sentence is not consistent with the Landscape Values in Section 6.2 for rural areas. Delete last sentence: <i>For this reason, it is important to acknowledge the potential for a range of alternative uses of farm properties that utilise the qualities that make them so valuable.</i>	Reject		The purpose statement is considered to be consistent with the Landscape Chapter (6).
OS307.2		Kawarau Jet Services Holdings Ltd	21.1Zone Purpose	Support	Support	Reject		General Opposition to the submission of NZIA
OS339.29		Alty, Evan	21.1Zone Purpose	Other	Add the following: <u>Recognise that the greatest loss of biodiversity has been on the basin floors</u> <u>Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.</u> <u>Recognise the importance of healthy tall tussock grassland for catchment water yield.</u>	Reject		This matter is identified in the Indigenous Vegetation chapter (33).
OS343.4		ZIV (NZ) Limited	21.1Zone Purpose	Other	Supports with the following amendments: 21.1 Zone Purpose The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.</u> OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS345.7		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.1Zone Purpose	Other	Supports with the following amendments: 21.1 Zone Purpose The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.</u> OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS356.32		X-Ray Trust Limited	21.1Zone Purpose	Other	If Council decide to include Dagleish Farm within the Extended Millbrook Zone despite XRay Trust's submissions, then X-Ray Trust seeks as relief the rezoning of their two properties - Lot 1 DP 475822 and Lot 2 DP 475822 - from Rural to Rural Residential or Rural Lifestyle.	Reject	Deferred to the hearing on mapping	Relates to rezoning
OS368.13		Anna-Marie Chin Architects and Phil Vautier	21.1Zone Purpose	Other	That the working of these policies and objectives should be changed to be in line with the operative plan which has had a robust review. The working of the objectives and policies is too restrictive. words such as do not should be changed to remedy and mitigate allowing for assessment on a case by case basis. The context of the application can be reviewed holistically.	Reject		Farming and non-farming activities. Entire report and s32.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS375.15		Carey-Smith, Jeremy - represented by Brown & Company Planning Group Ltd	21.1 Zone Purpose	Support	The following changes are sought: 21.1 Zone Purpose The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.</u> OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS407.5		Mount Cardrona Station Limited	21.1 Zone Purpose	Other	(a) MCS SUPPORTS these provisions but seeks modifications as follows: 21.1 Zone Purpose <i>The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.</i> <i>A wide range of productive activities occur in the Rural Zone and because because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.</u></i>	Reject		Farming and non-farming activities
OS430.8		Ayrburn Farm Estate Ltd	21.1 Zone Purpose	Other	SUPPORTS these provisions but seeks modifications as follows: 21.1 Zone Purpose <i>The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u>, while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.</i> <i>A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.</u></i>	Reject		Farming and non-farming activities
OS433.74		Queenstown Airport Corporation	21.1 Zone Purpose	Other	Include the following text in the Zone Purpose: <u>Significant infrastructure is located within the Rural Zone which needs to be recognised and provided for to ensure its ongoing sustainable use and development.</u> <u>Queenstown and Wanaka Airports are also located such that the effects of aircraft operations are experienced within some parts of the rural environment.</u>	Reject		Farming and non-farming activities
OS437.36		Trojan Helmet Limited	21.1 Zone Purpose	Oppose	Opposes and requests this reads 'The purpose of the Rural zone is to enable farming activities and other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.'	Accept in part		Purpose Statement

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS456.24		Hogans Gully Farming Limited	21.1Zone Purpose	Other	The submitter supports the following provision but seeks modifications as follows: 21.1 Zone Purpose The purpose of the Rural zone is to enable farming activities <u>and other activities that rely on rural resources</u> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists <u>a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities[...].</u> OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Reject		Farming and non-farming activities
OS468.1		O'Connell, Phillipa	21.1Zone Purpose	Oppose	To be able to subdivide 1acre into 1/2 acre.	Reject		Farming and non-farming activities
OS519.33		New Zealand Tungsten Mining Limited	21.1Zone Purpose		Add the following to the rural zone purpose: "Mining activity, including exploration and drilling, have often existed within rural areas which may be subject to a landscape classification. These activities can provide significant ongoing economic and social benefits to the district where the environmental effects are managed appropriately. Many of the natural and outstanding landscapes in the District have already been significantly modified through mining activity and this adds to the special character of particular landscapes."	Reject		Farming and non-farming activities
OS600.55		Federated Farmers of New Zealand	21.1Zone Purpose	Support	The Zone Purpose is adopted as proposed.	Accept		Farming and non-farming activities
OS610.5		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.1Zone Purpose	Other	Support in part. Amend 21.1 Zone Purpose, as follows: Ski Area sub zones are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area sub zones is to enable the continued development of Ski Area Activities <u>as year round destinations</u> within the identified sub zones where the effects of the development would be cumulatively minor.	Accept in Part		Farming and non-farming activities
OS613.5		Treble Cone Investments Limited.	21.1Zone Purpose	Other	Support in part. Amend 21.1 Zone Purpose, as follows: SASZ are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the SASZ is to enable the continued development of Ski Area Activities <u>as year round destinations</u> within the identified sub zones where the effects of the development would be cumulatively minor.	Accept in Part		Farming and non-farming activities
OS615.24		Cardrona Alpine Resort Limited	21.1Zone Purpose	Oppose	Amend Zone Purpose to include reference to the Cardrona Alpine Resort Area. Suggested wording is as follows: Ski Area sub zones <u>and the Cardrona Alpine Resort Area</u> are located within the Rural Zone. These sub zones recognise the contribution <u>seasonal tourism activities infrastructure</u> makes to the economic and recreational values of the District. The purpose of the Ski Area sub zones is to enable the continued development of Ski Area Activities within the identified sub zones where the effects of the development would be cumulatively minor. <u>The purpose of the Cardrona Alpine Resort Area is to enable the continued development and expansion of tourism activities and visitor accommodation within the identified area where the effects of the development would be cumulatively minor.</u>	Accept in Part		Farming and non-farming activities
OS706.21		Forest and Bird NZ	21.1Zone Purpose		Add the following: <u>Recognise that the greatest loss of biodiversity has been on the basin floors.</u> <u>Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.</u> <u>Recognise the importance of healthy tall tussock grassland for catchment water yield.</u>	Reject		Farming and non-farming activities
OS805.53		Transpower New Zealand Limited	21.1Zone Purpose	Other	Support with amendments. Amend to: In addition, the Rural Industrial Sub Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities. <u>It is also important to recognise that infrastructure is an established rural activity and has a functional, locational and operational need to be located in the rural area. It is important that such infrastructure is enabled to be operated, maintained, upgraded and developed safely, effectively and efficiently.</u>	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS806.96		Queenstown Park Limited	21.1Zone Purpose	Other	Oppose/amend. Should the relief seeking the Queenstown Park Special Zone not be granted, QPL seeks the following amendments be made to the Rural Chapter: Amend so as to recognise the importance of enabling diversification into a range of activities (tourism, commercial, rural living and recreation) and that it is this change and diversification that can better achieve a higher level of environmental quality. Seek recognition of the importance of the trail network and the provision of gondola access between Remarkables Park, Queenstown Park and the Remarkables Alpine Recreation Area in terms of the importance of protecting and expanding this network from an economic, health and safety perspective. <u>The Remarkables Alpine recreation Area is located within and provides linkage to the alpine areas of the Rural Zone.</u> <u>This sub zone recognises the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the alpine recreation area is to enable the continued development of Ski Area, tourism and recreational Activities and access to the alpine environment where the effects of the development are appropriate.</u>	Accept in Part		Entire report
OS806.97		Queenstown Park Limited	21.1Zone Purpose	Other	Support/amend. Retain paragraph 5 with amendments to recognise the importance of enabling diversification.	Reject		Farming and non-farming activities
OS810.36		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.1Zone Purpose		Amend the wording of the Zone purpose as follows: The purpose of the Rural zone is to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource, and rural amenity, and Manawhenua values.	Reject		Refer to the S42A on Chapter 5: Tangata Whenua.
FS1015.69	519.33	Straterra	21.1Zone Purpose	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Farming and non-farming activities
FS1034.55	600.55	Upper Clutha Environmental Society (Inc.)	21.1Zone Purpose	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1050.28	430.8	Jan Andersson	21.1Zone Purpose	Oppose	The submitter seeks that the whole of that submission be disallowed.	Reject		Relates to rezoning
FS1077.48	433.74	Board of Airline Representatives of New Zealand (BARNZ)	21.1Zone Purpose	Support	Add the policy suggested by QAC.	Reject		Farming and non-farming activities
FS1082.25	430.8	Hadley, J and R	21.1Zone Purpose	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.	Reject		Relates to rezoning
FS1084.9	430.8	Clarke, Wendy	21.1Zone Purpose	Oppose	Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains.	Accept		Farming and non-farming activities
FS1086.11	430.8	Hadley, J	21.1Zone Purpose	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.	Reject		Relates to rezoning
FS1087.9	430.8	Hart, Robyn	21.1Zone Purpose	Oppose	I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan.	Accept		Farming and non-farming activities
FS1089.27	430.8	McGuinness, Mark	21.1Zone Purpose	Oppose	Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed.	Reject		Relates to rezoning
FS1097.22	122.1	Queenstown Park Limited	21.1Zone Purpose	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.77	238.128	Queenstown Park Limited	21.1Zone Purpose	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		General Opposition to the submission of NZIA
FS1097.158	339.29	Queenstown Park Limited	21.1Zone Purpose	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.189	343.4	Queenstown Park Limited	21.1Zone Purpose	Support	The suggested amendment recognises the importance of diversification, rather than promoting farming above other activities.	Reject		Farming and non-farming activities
FS1097.198	345.7	Queenstown Park Limited	21.1Zone Purpose	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Reject		Farming and non-farming activities
FS1097.214	368.13	Queenstown Park Limited	21.1Zone Purpose	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.266	407.5	Queenstown Park Limited	21.1Zone Purpose	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.285	430.8	Queenstown Park Limited	21.1Zone Purpose	Support	Support the intent of the suggested modifications.	Reject		Relates to rezoning

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.360	433.74	Queenstown Park Limited	21.1Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1097.582	610.5	Queenstown Park Limited	21.1Zone Purpose	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Farming and non-farming activities
FS1097.590	613.5	Queenstown Park Limited	21.1Zone Purpose	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Farming and non-farming activities
FS1097.765	437.36	Queenstown Park Limited	21.1Zone Purpose	Support	For the reasons outlined in QPL's primary submission	Accept in part		Purpose Statement
FS1099.8	430.8	Thomas, Brendon and Katrina	21.1Zone Purpose	Oppose	Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed.	Reject		Relates to rezoning
FS1105.24	615.24	Cardrona Valley Residents and Ratepayers Society Inc	21.1Zone Purpose	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: <ul style="list-style-type: none"> • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities. 	Accept in Part		Farming and non-farming activities
FS1107.133	238.128	Man Street Properties Ltd	21.1Zone Purpose	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1117.123	433.74	Remarkables Park Limited	21.1Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1129.8	430.8	Hill, Graeme - represented by Graeme Todd GTODD LAW	21.1Zone Purpose	Oppose	Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: <ol style="list-style-type: none"> 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. 	Reject		Relates to rezoning
FS1132.13	238.128	Federated Farmers of New Zealand	21.1Zone Purpose	Support	It is important that the plan provide for alternative land use in the rural area, where this is consistent with rural values. This provides for economic sustainability of primary production.	Reject		General Opposition to the submission of NZIA

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1132.53	706.21	Federated Farmers of New Zealand	21.1Zone Purpose	Oppose	The proposed zone purpose, as written recognises that the primary purpose of the rural zone to enable farming activities while protecting, maintaining and enhancing the natural features of the rural area. The purpose also appropriately recognises that a wide range of productive activities occur in the Rural Zone and that there are mutually compatible and reliant industries also situated in proximity to primary production activities. This recognition provides important context to the rules proposed for the rural zones. The submitter is seeking to relegate this essential focus on enabling farming practices where it is reasonable to do so, by elevating concerns that are either already sufficiently addressed in the proposed plan, or which (referring to the role of tussock grassland in the retention of water yield) should not be addressed in the plan.	Accept		Farming and non-farming activities
FS1132.63	805.53	Federated Farmers of New Zealand	21.1Zone Purpose	Oppose	The submitter seeks the same addition throughout the zone based chapters. This weakens the intent of the introduction to these chapters, particularly in the rural area where the 'functional, locational and operational' needs outlined are significantly less. The submitter's concerns are better addressed through an amended reference within the Energy and Utilities Chapter.	Accept		Farming and non-farming activities
FS1133.9	430.8	Blair, John - represented by Graeme Todd GTODD LAW	21.1Zone Purpose	Oppose	Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined.	Reject		Relates to rezoning
FS1137.25	615.24	Curtis, Kay	21.1Zone Purpose	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Accept in Part		Farming and non-farming activities
FS1146.26	430.8	Nicolson, Lee	21.1Zone Purpose	Oppose	Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary.	Reject		Relates to rezoning
FS1154.5	122.1	Hogans Gully Farm Ltd	21.1Zone Purpose	Support	Supports, within 21.1 – Rural Zone Purpose, the inclusion of "... and for the Zone to make provision for these activities" after "... commercial and tourism activities". Seeks that submission is adopted.	Reject		Farming and non-farming activities
FS1157.28	238.128	Trojan Helmet Ltd	21.1Zone Purpose	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1158.1	122.1	ZJV (NZ) Ltd	21.1Zone Purpose	Support	Supports, within 21.1 – Rural Zone Purpose, the inclusion of "... and for the Zone to make provision for these activities" after "... commercial and tourism activities". Seeks that the submission is adopted.	Reject		Farming and non-farming activities
FS1160.21	437.36	Otago Regional Council	21.1Zone Purpose	Oppose	QLDC's landscape chapter as proposed as it is consistent with the objectives and policies of the proposed Regional Policy Statement and recognise the importance of the landscape resource to the district by avoiding adverse effects of activities in those features which contribute to the significance of the landscape ORC considers the policies of chapter 6 and rules and assessment criteria of chapter 21, as notified, provide an appropriate mechanism for considering development in any one of the landscape areas. This enables QLDC to consider exceptional circumstances where development in a rural zone may be appropriate, including the avoidance of cumulative effects.	Accept		Purpose Statement
FS1162.75	706.21	Cooper, James Wilson - represented by GTODD Law	21.1Zone Purpose	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept		Farming and non-farming activities
FS1209.55	600.55	Burdon, Richard	21.1Zone Purpose	Support	Support entire submission	Reject		Farming and non-farming activities
FS1226.133	238.128	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.1Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1229.10	610.5	NXski Limited	21.1Zone Purpose	Support	NZski Limited support this submission point as it would be a more efficient use of resources if Ski Area Sub-Zones were year round tourist destinations as opposed to primarily used between June and October (winter ski season). NZski Limited seeks that this submission be accepted by QLDC.	Accept in Part		Farming and non-farming activities
FS1229.11	613.5	NXski Limited	21.1Zone Purpose	Support	NZski Limited support this submission point as it would be a more efficient use of resources if Ski Area Sub-Zones were year round tourist destinations as opposed to primarily used between June and October (winter ski season). NZski Limited seeks that this submission be accepted by QLDC.	Accept in Part		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1229.27	615.24	NXski Limited	21.1Zone Purpose	Support	NZSki Limited support in part the submitter's changes to the Zone purpose. Specifically the amendments to include seasonal tourism activities are supported as it is considered a more efficient use of land and resources for these defined areas to be used throughout the year rather than the few months of the ski season. NZSki Limited seeks that this submission be accepted by QLDC.	Accept in Part		Farming and non-farming activities
FS1234.133	238.128	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.1Zone Purpose	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1239.133	238.128	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.1Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.133	238.128	Skyline Enterprises Limited & Accommodation and Booking Agents	21.1Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1242.156	238.128	Stokes, Antony & Ruth	21.1Zone Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1248.133	238.128	Trojan Holdings Limited & Beach Street Holdings Limited	21.1Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.133	238.128	Tweed Development Limited	21.1Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1255.24	238.128	Arcadian Triangle Limited	21.1Zone Purpose	Oppose	Oppose in part. Disallow this submission to the extent that it relates to the last sentence of 21.1 zone purpose. The sentence requested to be deleted is an appropriate sentence which recognises the potential for alternative uses of farm properties.	Reject		General Opposition to the submission of NZIA
FS1286.2	238.128	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.1Zone Purpose	Oppose	Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area, Littles Rd / Fitzpatrick Rd /Mountain Road, southern side of Domain Road & Lower Shotover Road.	Reject		General Opposition to the submission of NZIA
FS1356.33	519.33	Cabo Limited	21.1Zone Purpose	Oppose	All the relief sought be declined	Accept in Part		Farming and non-farming activities
OS122.2		Skydive Queenstown Limited	21.2Objectives and Policies	Other	Add the following objective and policies. Objective: Recognise and provide opportunities for recreation, including commercial recreation and tourism activities Policy: Recognise the importance and economic value of recreation including commercial recreation and tourist activities Policy: Ensure that recreation including commercial recreation and tourist activities do not degrade rural quality or character or visual amenities and landscape values	Reject		Farming and non-farming activities
OS335.23		Blennerhassett, Nic	21.2Objectives and Policies	Support	Support Objectives 21.2.1 - 21.2.3, and am particularly pleased to see mention of potable quality of water. Intensive dairy farming and proliferation of septic systems in parts of the zone both have the potential to degrade water quality. I support the idea of giving farming activities precedence over other activities in the zone (21.2.4), in terms of recognising that noise and odour etc are part and parcel of living in rural areas. I support 21.2.10 regarding diversification of farming activities,	Accept		Farming and non-farming activities
OS382.1		Helicopters Queenstown Limited	21.2Objectives and Policies	Support	Submitter generally supports the Objective and Policies for Chapter 21 insofar as they relate to informal airports.	Accept		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS433.83		Queenstown Airport Corporation	21.2 Objectives and Policies	Other	<p>Insert new provisions as follows:</p> <p><u>Objective 21.2.X</u> <u>Recognise and provide for Wanaka Airport as strategic infrastructure and a key asset that supports the social and economic wellbeing of the District.</u></p> <p><u>Policy 21.2.X.1</u> <u>Ensure that an appropriate noise boundary is established and maintained around Wanaka Airport to enable operations at the Airport to continue and to expand over time.</u></p> <p><u>Policy 21.2.X.2</u> <u>Provide for a range of airport related service, business, industrial and commercial activity at Wanaka Airport to support or complement the functioning of the Airport, where those activities are located on land within the Airport's Aerodrome Purpose Designation.</u></p>	Reject		Queenstown and Wanaka Airports
OS433.84		Queenstown Airport Corporation	21.2 Objectives and Policies	Other	<p>Insert new provisions as follows to provide for new runway end protection areas at Wanaka Airport</p> <p><u>Policy 21.2.X.3</u> <u>Retain a buffer around Wanaka Airport to provide for the runway end protection areas at the Airport to maintain and enhance the safety of the public and those using aircraft at Wanaka Airport.</u></p> <p><u>Policy 21.2.X.1</u> <u>Avoid activities which may generate effects that compromise the safety of the operation of aircraft arriving at or departing from Wanaka Airport</u></p>	Reject		Queenstown and Wanaka Airports
OS519.37		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		<p>Add the following new Objective:</p> <p><u>Recognise that the Queenstown Lakes District contains mineral deposits that may be of considerable social and economic importance to the district and the nation generally, and that mining activity and associated land restoration can provide an opportunity to enhance the land resource, landscape, heritage and vegetation values.</u></p>	Reject		Objective 21.2.5 addresses this issue.
OS519.38		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		<p>Provide for Mining Buildings where the location, scale and colour of the buildings will not adversely affect landscape values.</p>	Reject		The resource consent process and provisions as notified is the most suitable process.
OS519.39		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		<p>Add the following new policy:</p> <p><u>Identify the location and extent of existing or pre-existing mineral resources in the region and encourage future mining activity to be carried out in these locations.</u></p>	Reject		Policy is not supported. It is obvious that mineral exploration would occur in these locations and these activities should not be enabled or predetermined over the management of the impacts on the landscape, nature conservation and other established activities.
OS519.40		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		<p>Add the following new policy:</p> <p><u>Enable mining activity, including prospecting and exploration, where they are carried out in a manner which avoids, remedies or mitigates adverse effects on the environment.</u></p>	Reject		Issue is addressed under Objective 21.2.5

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS519.41		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		Add the following new policies: <u>Encourage the use of off-setting or environmental compensation for mining activity by considering the extent to which adverse effects can be directly offset or otherwise compensated, and consequently reducing the significance of the adverse effects.</u> <u>Manage any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape.</u> <u>Encourage restoration to be finished to a contour sympathetic to the surrounding topography and revegetated with a cover appropriate for the site and setting.</u>	Reject		Offsetting policy is provided in the Indigenous Vegetation Chapter, the other issues identified would be managed via the resource consent process. The policy offers no added value from either an enabling or protection perspective.
OS519.42		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		Add the following new policy: <u>Recognise that the ability to extract mineral resources can be adversely affected by other land use, including development of other resources above or in close proximity to mineral deposits.</u>	Reject		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
OS519.43		New Zealand Tungsten Mining Limited	21.2 Objectives and Policies		Add the following new policy: <u>Recognise that exploration, prospecting and small-scale recreational gold mining are activities with low environmental impact.</u>	Reject		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
OS607.30		Te Anau Developments Limited	21.2 Objectives and Policies		Insert new policy to avoid surface water activities that conflict with adjoining land uses or key tourism activities: <u>Avoid activities on the surface or bed of lakes and rivers that conflict with:</u> <u>i. adjoining land use or</u> <u>ii. visitor attraction activities or</u> <u>iii. water transport activities</u>	Reject		All surface water activities, except recreational activities, require a resource consent. the policy is not necessary and offers no added value.
OS607.31		Te Anau Developments Limited	21.2 Objectives and Policies		Insert new policy to protect established key tourism activities: <u>Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will occupy water space:</u> <u>i. activities that promote the districts heritage and contribute public benefit should be encouraged;</u> <u>ii. activities that result in adverse effects on established activities should be discouraged;</u> <u>iii. long term occupation of water space should be avoided unless it has been strategically planned and is integrated with adjoining land and water use;</u> <u>iv. occupation of water space shall not interfere with key navigational routes and manoeuvring areas;</u> <u>v. adverse effects on the continued operation, safety and navigation of the "TSS Earnslaw".</u> <u>vi. activities that adversely effect the operation, safety, navigation, and ability to maintain or upgrade the "TSS Earnslaw" and her supporting slipway facilities, are to be avoided.</u>	Reject		All surface water activities, except recreational activities, require a resource consent. the policy is not necessary and offers no added value.
OS659.1		Longview Environmental Trust	21.2 Objectives and Policies	Support	The Trust seeks that Objective 21.2.1 and Policies 21.2.1.1, 21.2.1.3 and 21.2.1.4 are made operative.	Accept		Issues 1-4
OS660.3		Fairfax, Andrew - represented by John Edmonds + Associates Ltd	21.2 Objectives and Policies	Oppose	Add new Objectives and Policies that enable assessment of proposals that exceed the occasional/ infrequent limitations	Accept in Part		Informal Airports
OS662.3		Macauley, I and P - represented by John Edmonds + Associates Ltd	21.2 Objectives and Policies	Oppose	Add new Objectives and Policies that enable assessment of proposals that exceed the occasional/ infrequent limitations.	Accept in Part		Informal Airports
OS798.5		Otago Regional Council	21.2 Objectives and Policies	Support	- The submitter is generally supportive of the approach taken in the rural area which provides for rural activities and recognises the potential for diversification of rural activities while managing their adverse effects on the environment.	Accept		Entire report
OS798.6		Otago Regional Council	21.2 Objectives and Policies	Support	The ORC supports the inclusion of controls, consistent with the triennial agreement under the Local Government Act 2002, ensuring or supporting compliance with regional objectives and rules	Accept		Entire report
FS1015.73	519.37	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Objective 21.2.5 addresses this issue.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1015.74	519.38	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		The resource consent process and provisions as notified is the most suitable process.
FS1015.75	519.39	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Policy is not supported. It is obvious that mineral exploration would occur in these locations and these activities should not be enabled or predetermined over the management of the impacts on the landscape, nature conservation and other established activities.
FS1015.76	519.40	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue is addressed under Objective 21.2.5
FS1015.77	519.41	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Offsetting policy is provided in the Indigenous Vegetation Chapter, the other issues identified would be managed via the resource consent process. The policy offers no added value from either an enabling or protection perspective.
FS1015.78	519.42	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
FS1015.79	519.43	Straterra	21.2 Objectives and Policies	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
FS1030.3	433.83	Jeremy Bell Investments Limited	21.2 Objectives and Policies	Support	JBIL seeks that this part of the submission be allowed.	Reject		Queenstown and Wanaka Airports
FS1030.8	433.83	Jeremy Bell Investments Limited	21.2 Objectives and Policies	Oppose	JBIL seeks the part of the submission that relates to new Policy 21.2.x.2 be disallowed.	Accept in Part		Queenstown and Wanaka Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1040.24	519.41	Forest and Bird	21.2 Objectives and Policies	Oppose	Oppose	Accept		Offsetting policy is provided in the Indigenous Vegetation Chapter, the other issues identified would be managed via the resource consent process. The policy offers no added value from either an enabling or protection perspective.
FS1040.25	519.43	Forest and Bird	21.2 Objectives and Policies	Oppose	Oppose	Accept		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
FS1080.5	519.41	Director General of Conservation	21.2 Objectives and Policies	Oppose	This policy avoids the mitigation hierarchy that is accepted practice with regard to offsetting. Offsetting should not be dealt with only in relation to mining	Accept		Offsetting policy is provided in the Indigenous Vegetation Chapter, the other issues identified would be managed via the resource consent process. The policy offers no added value from either an enabling or protection perspective.
FS1080.6	519.43	Director General of Conservation	21.2 Objectives and Policies	Oppose	Exploration and prospecting are not always low impact, as is recognised in proposed Policy 21.2.5.4	Accept		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
FS1097.23	122.2	Queenstown Park Limited	21.2 Objectives and Policies	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.369	433.83	Queenstown Park Limited	21.2 Objectives and Policies	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Queenstown and Wanaka Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.370	433.84	Queenstown Park Limited	21.2Objectives and Policies	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Queenstown and Wanaka Airports
FS1097.557	607.30	Queenstown Park Limited	21.2Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission.	Reject		All surface water activities, except recreational activities, require a resource consent. the policy is not necessary and offers no added value.
FS1117.132	433.83	Remarkables Park Limited	21.2Objectives and Policies	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Queenstown and Wanaka Airports
FS1117.133	433.84	Remarkables Park Limited	21.2Objectives and Policies	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Queenstown and Wanaka Airports
FS1154.6	122.2	Hogans Gully Farm Ltd	21.2Objectives and Policies	Support	Supports the requested new objectives and policies in Part 21.2 that recognise and provide opportunities for commercial recreation and tourism activities, for the reasons set out in the submission and in HGF's original submission. Seeks that submission is adopted.	Reject		Farming and non-farming activities
FS1158.2	122.2	ZJV (NZ) Ltd	21.2Objectives and Policies	Support	Supports the requested new objectives and policies in Part 21.2 that recognise and provide opportunities for commercial recreation and tourism activities, for the reasons set out in the submission and in ZJV's original submission. Seeks that the submission is adopted.	Reject		Farming and non-farming activities
FS1356.37	519.37	Cabo Limited	21.2Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Objective 21.2.5 addresses this issue.
FS1356.38	519.38	Cabo Limited	21.2Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		The resource consent process and provisions as notified is the most suitable process.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1356.39	519.39	Cabo Limited	21.2 Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Policy is not supported. It is obvious that mineral exploration would occur in these locations and these activities should not be enabled or predetermined over the management of the impacts on the landscape, nature conservation and other established activities.
FS1356.40	519.40	Cabo Limited	21.2 Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Issue is addressed under Objective 21.2.5
FS1356.41	519.41	Cabo Limited	21.2 Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Offsetting policy is provided in the Indigenous Vegetation Chapter, the other issues identified would be managed via the resource consent process. The policy offers no added value from either an enabling or protection perspective.
FS1356.42	519.42	Cabo Limited	21.2 Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
FS1356.43	519.43	Cabo Limited	21.2 Objectives and Policies	Oppose	All the relief sought be declined	Accept in Part		Objective 21.2.5 addresses this issue and Objectives 21.2.1 to 21.2.4 address farming and other established activities in the Rural Zone.
OS325.3		Solobio Ltd - owner of Matukituki Station	21.2.1 Objective - 1	Support	Approve Objective 21.2.1 and Policies 21.2.1.1 - 21.2.1.8 as notified	Accept		Farming and non-farming activities
OS332.5		this is a personal submission	21.2.1 Objective - 1	Other	Supports the objective	Accept		Farming and non-farming activities
OS339.30		Alty, Evan	21.2.1 Objective - 1	Support	Supports the objective.	Accept		Farming and non-farming activities
OS343.5		ZIV (NZ) Limited	21.2.1 Objective - 1	Other	Supports with the following amendments: 21.2.1 Objective Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS345.8		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.2.1Objective - 1	Other	Support with the following amendments: 21.2.1 Objective Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS356.11		X-Ray Trust Limited	21.2.1Objective - 1	Other	Amend Objective 21.2.1, as follows: "Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values."	Reject		Farming and non-farming activities
OS375.16		Carey-Smith, Jeremy - represented by Brown & Company Planning Group Ltd	21.2.1Objective - 1	Support	The following changes are sought: 21.2.1 Objective: Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS380.52		Villa delLago	21.2.1Objective - 1	Other	Also need to have regard to the natural conservation of species such as the Kea and work positively with the Kea Conservation Trust to preserve and grow our local Kea populations through safe control practices.	Accept in Part		Farming and non-farming activities
OS407.6		Mount Cardrona Station Limited	21.2.1Objective - 1	Support	(a) MCS SUPPORTS these provisions but seeks modifications as follows: <i>21.2.1 Objective Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</i> <i>Policies 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.</i>	Reject		Farming and non-farming activities
OS430.9		Ayrburn Farm Estate Ltd	21.2.1Objective - 1	Other	SUPPORTS these provisions but seeks modifications as follows: <i>21.2.1 Objective Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</i> <i>Policies 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.</i> <i>21.2.1.2 Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values</i> <i>21.2.1.4 Minimise the dust, visual, noise and odour effects of activities on <u>by requiring facilities to locate a greater distance from</u> formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.</i> <i>21.2.1.6 Avoid, <u>mitigate, remedy or off-set</u> adverse cumulative impacts on ecosystem services and nature conservation values.</i>	Reject		Farming activity and non-farming activities
OS437.37		Trojan Helmet Limited	21.2.1Objective - 1	Oppose	Opposed and requests this reads "Enable farming, other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values"	Accept in Part		Purpose Statement
OS456.25		Hogans Gully Farming Limited	21.2.1Objective - 1	Other	The submitter supports the following provision but seeks modifications as follows: Objective 21.2.1 Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS513.24		Jenny Barb	21.2.1Objective - 1	Other	Amend Objective 21.2.1 as follows. Enable farming, and other activities that exist in rural areas , permitted and established activities while protecting, maintaining and enhancing <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .	Reject		Farming and non-farming activities
OS513.25		Jenny Barb	21.2.1Objective - 1	Support	Amend Objective 21.2.1 as follows. Enable farming <u>and other activities that exist in rural areas</u> , activities while protecting, maintaining and enhancing the avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS515.20		Wakatipu Equities	21.2.1Objective - 1	Other	Amend Objective 21.2.1 as follows. Enable farming, <u>and other activities that rely on rural areas</u> , permitted and established activities while protecting, maintaining and enhancing <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .	Reject		Farming and non-farming activities
OS522.24		Kristie Jean Brustad and Harry James Inch	21.2.1Objective - 1	Other	Amend Objective 21.2.1 as follows. Enable farming, <u>and other activities that exist in rural areas</u> , permitted and established activities while protecting, maintaining and enhancing <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .	Reject		Farming and non-farming activities
OS531.20		Crosshill Farms Limited	21.2.1Objective - 1	Other	Amend Objective 21.2.1 as follows. Enable farming, <u>and other activities that exist in rural areas</u> , permitted and established activities while protecting, maintaining and enhancing <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .	Reject		Farming and non-farming activities
OS537.23		Slopehill Joint Venture	21.2.1Objective - 1	Other	Amend Objective 21.2.1 as follows. Enable farming, <u>and other activities that exist in rural areas</u> , permitted and established activities while protecting, maintaining and enhancing <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .	Reject		Farming and non-farming activities
OS600.56		Federated Farmers of New Zealand	21.2.1Objective - 1	Support	The Objective is adopted as proposed.	Accept		Farming and non-farming activities
OS608.57		Darby Planning LP	21.2.1Objective - 1	Oppose	Amend Objective 21.2.1 as follows: Enable farming, permitted, and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. <u>Land uses which maintain or enhance the landscape, natural, cultural, and amenity values of rural areas are enabled.</u>	Accept in Part		Farming and non-farming activities
OS621.60		Real Journeys Limited	21.2.1Objective - 1		Amend objective as follows: Enable farming and tourism activities, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values, from inappropriate use and development.	Reject		Farming and non-farming activities
OS624.23		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.1Objective - 1		Amend objective as follows: Enable farming and tourism activities, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values, from inappropriate use and development.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS649.3		Southern District Health Board	21.2.1Objective - 1	Other	In terms of the health of our waterways, the proposal is supported in part: For the following reasons: The rules applying to Table 2 of the Activities – Rural Zone are not sufficiently adequate to protect our more frequently used water ways (rivers and streams) from pollution because the rules only refer to dairy farming. There are many local examples where livestock enter waterways that are used for recreational purposes and even as drinking water sources. Waterways not benefiting from proper management of livestock in general exhibit degraded biodiversity and water quality unsuitable for the desired activities of our region. The submitter requests to allow the provision but include an additional activity that covers livestock in general and to be applied to the more built-up areas of the rural landscape (e.g. rural residential) and those areas close to urban centres / towns.	Accept in Part		Farming and non-farming activities
OS706.22		Forest and Bird NZ	21.2.1Objective - 1	Support	Supports the objective.	Accept		Farming and non-farming activities
OS791.10		Burdon, Tim	21.2.1Objective - 1	Support	Approved.	Accept		Farming and non-farming activities
OS794.10		Lakes Land Care	21.2.1Objective - 1	Support	Approved.	Accept		Farming and non-farming activities
OS805.54		Transpower New Zealand Limited	21.2.1Objective - 1	Other	Support with amendments: Enable farming, <u>regionally significant infrastructure</u> , permitted and established activities while <u>avoiding, remedying or mitigating effects on protecting, maintaining and enhancing</u> landscape, ecosystem services, nature conservation and rural amenity values.	Reject		Farming and non-farming activities
OS806.98		Queenstown Park Limited	21.2.1Objective - 1	Other	Amend as follows: farming, permitted and established activities while protecting, maintaining and enhancing- <u>A rural zone that provides a range of activities while maintaining</u> the landscape, ecosystem services, nature conservation and rural amenity values.	Reject		Farming and non-farming activities
FS1034.56	600.56	Upper Clutha Environmental Society (Inc.)	21.2.1Objective - 1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1034.215	608.57	Upper Clutha Environmental Society (Inc.)	21.2.1Objective - 1	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		Farming and non-farming activities
FS1050.29	430.9	Jan Andersson	21.2.1Objective - 1	Oppose	The submitter seeks that the whole of that submission be disallowed.	Reject		Relates to rezoning
FS1082.26	430.9	Hadley, J and R	21.2.1Objective - 1	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.	Accept		Farming activity and non-farming activities
FS1084.10	430.9	Clarke, Wendy	21.2.1Objective - 1	Oppose	Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains.	Accept		Farming activity and non-farming activities
FS1086.12	430.9	Hadley, J	21.2.1Objective - 1	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown.	Reject		Relates to rezoning
FS1087.10	430.9	Hart, Robyn	21.2.1Objective - 1	Oppose	I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan.	Accept		Farming activity and non-farming activities
FS1089.28	430.9	McGuinness, Mark	21.2.1Objective - 1	Oppose	Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed.	Reject		Relates to rezoning
FS1091.32	806.98	Jeremy Bell Investments Limited	21.2.1Objective - 1	Oppose	Disallow. Farming is dependent on utilising the land available, often in the Rural Zone. Due to farming's dependence on sufficient land resource and need to operate relatively free of constraints from surrounding land uses, it should take precedence in the Rural Zone. The use of rural land for activities that might remove productive land or give rise to reverse sensitivity effects should be discouraged. Providing preference of land use to farming in the rural zone helps prevent inappropriate development in the Rural Zone. Enabling wide ranging diversification of land use in the rural zone does not enable farming, and may have more than minor adverse effects on landscape and ecosystem services. That would be contrary to the intent of the objective. This is distinct from allowing activities that supplement or are complementary to farming activity. In those circumstances activities may actually support the ongoing operation of farming activities.	Accept in Part		Farming and non-farming activities
FS1097.147	325.3	Queenstown Park Limited	21.2.1Objective - 1	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.190	343.5	Queenstown Park Limited	21.2.1Objective - 1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.199	345.8	Queenstown Park Limited	21.2.1Objective - 1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Reject		Farming and non-farming activities
FS1097.236	375.16	Queenstown Park Limited	21.2.1Objective - 1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.267	407.6	Queenstown Park Limited	21.2.1Objective - 1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.468	515.20	Queenstown Park Limited	21.2.1Objective - 1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Farming and non-farming activities
FS1097.570	608.57	Queenstown Park Limited	21.2.1Objective - 1	Support	Support the intent of the submission for the reasons stated -in QPL's original submission	Reject		Farming and non-farming activities
FS1097.608	621.60	Queenstown Park Limited	21.2.1Objective - 1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.766	437.37	Queenstown Park Limited	21.2.1Objective - 1	Support	For the reasons outlined in QPL's primary submission	Accept in Part		Purpose Statement
FS1099.9	430.9	Thomas, Brendon and Katrina	21.2.1Objective - 1	Oppose	Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed.	Reject		Relates to rezoning
FS1120.27	537.23	Brial, Michael	21.2.1Objective - 1	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject	Deferred to the hearing on mapping	relates to rezoning
FS1129.9	430.9	Hill, Graeme - represented by Graeme Todd GTODD LAW	21.2.1Objective - 1	Oppose	Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity.	Reject		Relates to rezoning
FS1133.10	430.9	Blair, John - represented by Graeme Todd GTODD LAW	21.2.1Objective - 1	Oppose	Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined.	Reject		Relates to rezoning
FS1146.27	430.9	Nicolson, Lee	21.2.1Objective - 1	Oppose	Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary.	Reject		Relates to rezoning
FS1160.22	437.37	Otago Regional Council	21.2.1Objective - 1	Oppose	QLDC's landscape chapter as proposed as it is consistent with the objectives and policies of the proposed Regional Policy Statement and recognise the importance of the landscape resource to the district by avoiding adverse effects of activities in those features which contribute to the significance of the landscape ORC considers the policies of chapter 6 and rules and assessment criteria of chapter 21, as notified, provide an appropriate mechanism for considering development in any one of the landscape areas. This enables QLDC to consider exceptional circumstances where development in a rural zone may be appropriate, including the avoidance of cumulative effects.	Accept		Purpose Statement
FS1162.76	706.22	Cooper, James Wilson - represented by GTODD Law	21.2.1Objective - 1	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1209.56	600.56	Burdon, Richard	21.2.1Objective - 1	Support	Support entire submission	Accept		Farming and non-farming activities
FS1256.41	537.23	Ashford Trust	21.2.1Objective - 1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Farming and non-farming activities
FS1286.32	537.23	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.2.1Objective - 1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Farming and non-farming activities
FS1292.27	537.23	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.1Objective - 1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Farming and non-farming activities
FS1292.73	522.24	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.1Objective - 1	Support	That the submission be allowed in its entirety.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1349.19	430.9	X-Ray Trust	21.2.1Objective - 1	Support	Objective 21.2.1 - Support in Part - Enable farming, permitted other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. Policy 21.2.1.2 - Support - Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values. Policy 21.2.1.4 - Support - Minimise the dust, visual, noise and odour effects of activities on by requiring facilities to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity. Policy 21.2.1.6 - Support - Avoid, <u>mitigate, remedy or off-set</u> adverse cumulative impacts on ecosystem services and nature conservation values.	Accept in Part		Farming and non-farming activities
OS325.16		Solobio Ltd - owner of Matukituki Station	21.2.1.1	Support	Confirm policy as notified.	Accept		Farming and non-farming activities
OS339.31		Alty, Evan	21.2.1.1	Support	Supports the policy.	Accept		Farming and non-farming activities
OS343.6		ZJV (NZ) Limited	21.2.1.1	Other	Support with the following amendments: Policies 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins. OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS345.9		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.2.1.1	Other	Supports with the following amendments: <i>Policies 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.</i> OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS356.12		X-Ray Trust Limited	21.2.1.1	Other	Amend Policy 21.2.1.1, as follows: "Enable farming activities while protecting, maintaining [...]"	Reject		Farming and non-farming activities
OS375.17		Carey-Smith, Jeremy - represented by Brown & Company Planning Group Ltd	21.2.1.1	Support	The following changes are sought: Policy 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Farming and non-farming activities
OS456.26		Hogans Gully Farming Limited	21.2.1.1	Other	The submitter supports the following provision but seeks modifications as follows: 21.2.1.1 Enable farming <u>and other activities that require a rural location and other established</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins. OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Reject		Farming and non-farming activities
OS515.21		Wakatipu Equities	21.2.1.1	Support	Amend policy 21.2.1.1 as follows. Enable farming <u>and other activities that rely on rural areas, activities while protecting, maintaining and enhancing</u> the avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS522.25		Kristie Jean Brustad and Harry James Inch	21.2.1.1	Support	Amend policy 21.2.1.1 as follows. Enable farming and other activities that exist in rural areas, activities while protecting, maintaining and enhancing the avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS531.21		Crosshill Farms Limited	21.2.1.1	Support	Amend policy 21.2.1.1 as follows. Enable farming and other activities that exist in rural areas, activities while protecting, maintaining and enhancing the avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS537.24		Slopehill Joint Venture	21.2.1.1	Support	Amend policy 21.2.1.1 as follows. Enable farming and other activities that exist in rural areas, activities while protecting, maintaining and enhancing the avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS600.57		Federated Farmers of New Zealand	21.2.1.1	Support	The Policy is adopted as proposed.	Accept		Farming and non-farming activities
OS608.58		Darby Planning LP	21.2.1.1	Oppose	Amend Policy 21.2.1.1 as follows: Enable farming activities or other activities appropriate to the rural environment while protecting, maintaining, and enhancing the indigenous biodiversity, ecosystem services, recreational values, the landscape, and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS621.61		Real Journeys Limited	21.2.1.1		Enable farming and tourism activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the outstanding natural landscape values and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS624.24		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.1.1		Enable farming and tourism activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the outstanding natural landscape values and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
OS701.6		Kane, Paul	21.2.1.1		Relief sought 37. In policy 21.2.1.1 the word "significant" is included ahead of "indigenous biodiversity".	Reject		Farming and non-farming activities
OS706.23		Forest and Bird NZ	21.2.1.1	Support	Supports the policy.	Accept		Farming and non-farming activities
OS784.5		Jeremy Bell Investments Limited	21.2.1.1		Add the word "significant" is included ahead of "indigenous biodiversity".	Reject		Farming and non-farming activities
OS806.99		Queenstown Park Limited	21.2.1.1		Amend as follows: 21.2.1.1 Enable farming a range of activities while where possible protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	Reject		Farming and non-farming activities
FS1034.57	600.57	Upper Clutha Environmental Society (Inc.)	21.2.1.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1034.216	608.58	Upper Clutha Environmental Society (Inc.)	21.2.1.1	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		Farming and non-farming activities
FS1097.200	345.9	Queenstown Park Limited	21.2.1.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Reject		Farming and non-farming activities
FS1097.469	515.21	Queenstown Park Limited	21.2.1.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Farming and non-farming activities
FS1097.571	608.58	Queenstown Park Limited	21.2.1.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.622	624.24	Queenstown Park Limited	21.2.1.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission.	Reject		Farming and non-farming activities
FS1120.28	537.24	Brial, Michael	21.2.1.1	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		relates to rezoning
FS1132.49	701.6	Federated Farmers of New Zealand	21.2.1.1	Support	We agree that a degree of significance would be useful in respect to this policy.	Reject		Farming and non-farming activities
FS1162.41	701.6	Cooper, James Wilson - represented by GTODD Law	21.2.1.1	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Farming and non-farming activities
FS1162.77	706.23	Cooper, James Wilson - represented by GTODD Law	21.2.1.1	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1209.57	600.57	Burdon, Richard	21.2.1.1	Support	Support entire submission	Accept		Farming and non-farming activities
FS1256.42	537.24	Ashford Trust	21.2.1.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Farming and non-farming activities
FS1286.33	537.24	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.2.1.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Farming and non-farming activities
FS1292.28	537.24	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.1.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Farming and non-farming activities
FS1292.74	522.25	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.1.1	Support	That the submission be allowed in its entirety.	Reject		Farming and non-farming activities
OS356.13		X-Ray Trust Limited	21.2.1.2	Other	Amend Policy 21.2.1.2 as follows: "Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not significantly adversely affect landscape values."	Reject		Farming and non-farming activities
OS437.38		Trojan Helmet Limited	21.2.1.2	Oppose	Opposes and requests this reads "Provide for Farm Buildings where the location, scale and colour of the buildings will not adversely affect landscape values"	Reject		Farm Buildings
OS600.58		Federated Farmers of New Zealand	21.2.1.2	Support	Policy 21.2.1.2 is adopted as proposed.	Accept		Farming and non-farming activities
OS608.59		Darby Planning LP	21.2.1.2	Other	Support in part Amend Policy 21.2.1.2 as follows: Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect maintains landscape values.	Reject		Farming and non-farming activities
OS621.62		Real Journeys Limited	21.2.1.2		Amend Policy as follows: Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not significantly adversely affect landscape values.	Reject		Farming and non-farming activities
OS624.25		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.1.2		Amend Policy as follows: Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings is necessary to achieve sustainable land uses will not adversely affect landscape values.	Reject		Farming and non-farming activities
OS791.11		Burdon, Tim	21.2.1.2	Support	Approved.	Accept		Farming and non-farming activities
OS794.11		Lakes Land Care	21.2.1.2	Support	Approved.	Accept		Farming and non-farming activities
OS806.100		Queenstown Park Limited	21.2.1.2	Other	Amend as follows: 21.2.1.2 Provide for Farm Buildings buildings that support the rural and tourism based land uses associated with larger landholdings where the location, scale and colour of the buildings will not significantly adversely affect landscape values.	Reject		Farming and non-farming activities
FS1034.58	600.58	Upper Clutha Environmental Society (Inc.)	21.2.1.2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1034.217	608.59	Upper Clutha Environmental Society (Inc.)	21.2.1.2	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.	Reject		Farming and non-farming activities
FS1097.572	608.59	Queenstown Park Limited	21.2.1.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.767	437.38	Queenstown Park Limited	21.2.1.2	Support	For the reasons outlined in QPL's primary submission	Reject		Farm Buildings
FS1209.58	600.58	Burdon, Richard	21.2.1.2	Support	Support entire submission	Accept		Farming and non-farming activities
OS356.14		X-Ray Trust Limited	21.2.1.3	Other	Amend Policy 21.2.1.3, as follows: "Require buildings [...] properties and to avoid adverse effects on established and anticipated activities. "	Reject		Farming and non-farming activities
OS600.59		Federated Farmers of New Zealand	21.2.1.3	Support	Policy 21.2.1.3 is adopted as proposed.	Accept		Farming and non-farming activities
OS719.95		NZ Transport Agency	21.2.1.3	Support	Retain	Accept		Farming and non-farming activities
OS806.101		Queenstown Park Limited	21.2.1.3	Other	Amend as follows: 21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to Avoid, remedy or mitigate potential adverse effects on landscape character, visual amenity, and outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities by providing minimum set back distances from internal boundaries and road boundaries.	Reject		Farming and non-farming activities
FS1034.59	600.59	Upper Clutha Environmental Society (Inc.)	21.2.1.3	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1209.59	600.59	Burdon, Richard	21.2.1.3	Support	Support entire submission	Accept		Farming and non-farming activities
OS356.15		X-Ray Trust Limited	21.2.1.4	Other	Amend Policy 21.2.1.4 as follows: "Minimise the dust, visual, noise and odour effects of activities <u>on by requiring facilities to locate a greater distance from</u> formed roads [...]"	Reject		Farming and non-farming activities
OS437.39		Trojan Helmet Limited	21.2.1.4	Oppose	Opposes and requests this reads "Minimise dust, visual, noise and odour effects of activities on formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity."	Reject		Farm Buildings
OS600.60		Federated Farmers of New Zealand	21.2.1.4	Support	Policy 21.2.1.4 is adopted as proposed.	Accept		Farming and non-farming activities
OS806.102		Queenstown Park Limited	21.2.1.4	Other	Delete Policy 21.2.1.4 in light of the amendments to Policy 3 proposed.	Reject		Farming and non-farming activities
FS1034.60	600.60	Upper Clutha Environmental Society (Inc.)	21.2.1.4	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1097.211	356.15	Queenstown Park Limited	21.2.1.4	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.768	437.39	Queenstown Park Limited	21.2.1.4	Support	Support the intent of the suggested amendments, for the reasons outlined in QPL's primary submission	Reject		Farm Buildings
FS1209.60	600.60	Burdon, Richard	21.2.1.4	Support	Support entire submission	Accept		Farming and non-farming activities
OS356.16		X-Ray Trust Limited	21.2.1.5	Other	Retain Policy 21.2.1.5 as notified.	Accept		Farming and non-farming activities
OS600.61		Federated Farmers of New Zealand	21.2.1.5	Support	Policy 21.2.1.5 is adopted as proposed.	Accept		Farming and non-farming activities
OS719.96		NZ Transport Agency	21.2.1.5	Support	Retain	Accept		Farming and non-farming activities
FS1034.61	600.61	Upper Clutha Environmental Society (Inc.)	21.2.1.5	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1209.61	600.61	Burdon, Richard	21.2.1.5	Support	Support entire submission	Accept		Farming and non-farming activities
OS339.32		Alty, Evan	21.2.1.6	Support	Supports the policy	Accept		Farming and non-farming activities
OS356.17		X-Ray Trust Limited	21.2.1.6		Amend the policy, as follows: "Avoid, <u>mitigate, remedy or off-set</u> adverse cumulative impacts on ecosystem services and nature conservation values."	Reject		Farming and non-farming activities
OS437.40		Trojan Helmet Limited	21.2.1.6	Oppose	Avoid, mitigate, remedy or off-set adverse cumulative impacts on ecosystem services and nature conservation values."	Reject		Farm Buildings
OS600.62		Federated Farmers of New Zealand	21.2.1.6	Other	Policy 21.2.1.6 is reworded as follows (or words to similar effect): Avoid <u>significant</u> adverse cumulative impacts on ecosystem services and nature conservation values, <u>either directly or cumulatively.</u>	Reject		Farming and non-farming activities
OS706.24		Forest and Bird NZ	21.2.1.6	Support	Supports the policy	Accept		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS806.103		Queenstown Park Limited	21.2.1.6	Oppose	Delete Policy 21.2.1.6. If the policy is retained, replace "avoid" with "manage".	Reject		Farming and non-farming activities
FS1015.20	356.17	Straterra	21.2.1.6	Oppose	I seek that 356.17 be allowed, subject to the proposed amendments below: "Amend the policy, as follows: "Avoid, mitigate, remedy or off-set or otherwise compensate for adverse cumulative impacts on ecosystem services and nature conservation values."	Reject		Farming and non-farming activities
FS1034.62	600.62	Upper Clutha Environmental Society (Inc.)	21.2.1.6	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1040.50	600.62	Forest and Bird	21.2.1.6	Oppose	Oppose	Accept		Farming and non-farming activities
FS1080.2	600.62	Director General of Conservation	21.2.1.6	Oppose	The addition of the word significant reduces the ability of the policy to meet the associated objective. All adverse effects need to be avoided in order to meet Part II RMA.	Accept		Farming and non-farming activities
FS1097.212	356.17	Queenstown Park Limited	21.2.1.6	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1097.538	600.62	Queenstown Park Limited	21.2.1.6	Support	Support the intent of the suggested changes.	Reject		Farming and non-farming activities
FS1097.769	437.40	Queenstown Park Limited	21.2.1.6	Support	Support the intent of the suggested amendments, for the reasons outlined in QPL's primary submission	Reject		Farm Buildings
FS1160.23	437.40	Otago Regional Council	21.2.1.6	Support	Support in part. The proposed Regional Policy Statement provides for off-setting of effects on indigenous biodiversity in specific situations.	Accept in part		Entire Report
FS1162.78	706.24	Cooper, James Wilson - represented by GTODD Law	21.2.1.6	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1209.62	600.62	Burdon, Richard	21.2.1.6	Support	Support entire submission	Reject		Farming and non-farming activities
OS806.104		Queenstown Park Limited	21.2.1.7	Oppose	Delete Policy 21.2 .1. 7	Reject		Farming and non-farming activities
OS810.37		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.2.1.7		Amend Policy 21.2.1.7 Have regard to <u>the impacts on</u> the spiritual beliefs, cultural traditions and practices of Tangata Whenua <u>Manawhenua</u> .	Reject		Refer to the S42A report on Chapter 5 Tangata Whenua
OS798.35		Otago Regional Council	21.2.1.8	Oppose	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.	Accept in Part		Accept intent but do not recommend any changes to the Objectives or policies.
OS289.14		Brown, A	21.2.2Objective - 2	Support	Support	Accept		Farming and non-farming activities
OS325.4		Solobio Ltd - owner of Matukituki Station	21.2.2Objective - 2	Support	Approve Objective 21.2.2 and Policies 21.2.2.1 - 21.2.2 as notified.	Accept		Farming and non-farming activities
OS356.18		X-Ray Trust Limited	21.2.2Objective - 2	Support	Retain Objective 21.2.2, Policy 21.2.2.1, and Policy 21.2.2.	Accept		Farming and non-farming activities
OS600.63		Federated Farmers of New Zealand	21.2.2.1	Support	Policy 21.2.2.1 is adopted as proposed.	Accept		Farming and non-farming activities
OS643.9		Crown Range Enterprises	21.2.2.1	Other	Amend policy 21.2.2.1 as follows: Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner <u>or do not detract from the life supporting capacity of significant soils.</u>	Reject		Farming and non-farming activities
OS693.7		Private Property Limited	21.2.2.1	Oppose	Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, <u>or that do not detract from the life supporting capacity of significant soils.</u>	Reject		Farming and non-farming activities
OS702.5		Lake Wakatipu Stations Limited	21.2.2.1		Amend as follows: Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, <u>or that do not detract from the life supporting capacity of significant soils.</u>	Reject		Farming and non-farming activities
OS806.105		Queenstown Park Limited	21.2.2.1	Support	Retain Policy 21.2.2.1	Accept		Farming and non-farming activities
FS1034.63	600.63	Upper Clutha Environmental Society (Inc.)	21.2.2.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1209.63	600.63	Burdon, Richard	21.2.2.1	Support	Support entire submission	Accept		Farming and non-farming activities
OS117.21		Lawton, Maggie	21.2.2.2	Other	When the wind blows in Wanaka topsoil is removed from its source in significant quantities as a result of urban development but also farm management practices. Should be sanctions for both sectors.	Reject		Farming and non-farming activities
OS600.64		Federated Farmers of New Zealand	21.2.2.2	Support	Policy 21.2.2.2 is adopted as proposed.	Accept		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS643.10		Crown Range Enterprises	21.2.2.2	Other	Amend policy 21.2.2.2 as follows: Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	Reject		Farming and non-farming activities
OS693.8		Private Property Limited	21.2.2.2	Oppose	Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	Reject		Farming and non-farming activities
OS702.6		Lake Wakatipu Stations Limited	21.2.2.2		Amend as follows: Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	Reject		Farming and non-farming activities
OS806.106		Queenstown Park Limited	21.2.2.2	Oppose	Delete Policies 21.2.2.2 and 21.2.2.3.	Reject		Farming and non-farming activities
FS1034.64	600.64	Upper Clutha Environmental Society (Inc.)	21.2.2.2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1209.64	600.64	Burdon, Richard	21.2.2.2	Support	Support entire submission	Accept		Farming and non-farming activities
FS1349.20	806.106	X-Ray Trust	21.2.2.2	Oppose	The necessity for Policy 21.2.2.2 is unclear. Delete Policies 21.2.2.2 and 21.2.2.3. Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	Reject		Farming and non-farming activities
OS117.22		Lawton, Maggie	21.2.2.3	Other	Referencing the planting of exotic trees doesn't fit here.	Reject		Farming and non-farming activities
OS356.19		X-Ray Trust Limited	21.2.2.3		Amend Policy 21.2.2.3 as follows: "Protect, <u>enhance or maintain</u> the soil resource by controlling activities [...]"	Reject		Farming and non-farming activities
OS600.65		Federated Farmers of New Zealand	21.2.2.3	Other	Policy 21.2.2.3 is reworded as follows (or words to similar effect): Protect the soil resource by controlling activities including earthworks, <u>and appropriately managing the effects of</u> indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.	Reject		Farming and non-farming activities
OS784.6		Jeremy Bell Investments Limited	21.2.2.3		Delete " prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise".	Accept in Part		Also refer to the S42a evidence and revised chapter Wilding Exotic Trees.
OS806.107		Queenstown Park Limited	21.2.2.3	Oppose	Delete Policies 21.2.2.2 and 21.2.2.3.	Reject		Farming and non-farming activities
FS1034.65	600.65	Upper Clutha Environmental Society (Inc.)	21.2.2.3	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept		Farming and non-farming activities
FS1040.51	600.65	Forest and Bird	21.2.2.3	Oppose	Oppose	Accept		Farming and non-farming activities
FS1080.3	600.65	Director General of Conservation	21.2.2.3	Oppose	This policy appropriately supports the use of rules to control the effect of indigenous vegetation and prevent the planting of trees with wilding potential, in order to meet Part II RMA.	Accept		Farming and non-farming activities
FS1091.19	600.65	Jeremy Bell Investments Limited	21.2.2.3	Support	Allow.	Reject		Farming and non-farming activities
FS1209.65	600.65	Burdon, Richard	21.2.2.3	Support	Support entire submission	Reject		Farming and non-farming activities
FS1349.21	806.107	X-Ray Trust	21.2.2.3	Oppose	Oppose in Part - Policy 21.2.2.3 as currently drafted is inconsistent with the purpose of the Act. The range of issues in Policy 3 are better managed separately. Further, the activities can be managed so as to not adversely affect the life supporting capacity of soils. Delete Policies 21.2.2.2 and 21.2.2.3. Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.	Reject		Farming and non-farming activities
OS289.15		Brown, A	21.2.3Objective - 3	Support	Support	Accept		Farming and non-farming activities
OS339.33		Alty, Evan	21.2.3Objective - 3	Other	Amend as follows: <i>Safeguard the life supporting capacity of water <u>and water bodies</u> through the integrated management of the effects of activities</i>	Reject		Farming and non-farming activities
OS339.35		Alty, Evan	21.2.3Objective - 3	Other	Add new policy: <u>Avoid the degradation of natural wetlands.</u>	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS356.20		X-Ray Trust Limited	21.2.3Objective - 3	Support	Retain Objective 21.2.3 and Policy 21.2.3.1	Accept		Farming and non-farming activities
OS600.66		Federated Farmers of New Zealand	21.2.3Objective - 3	Other	Objective 21.2.3 is adopted as proposed, but the subsequent policies retain clear role definitions between Queenstown Lakes District Council and Otago Regional Council.	Accept in Part		Farming and non-farming activities
OS615.26		Cardrona Alpine Resort Limited	21.2.3Objective - 3	Oppose	Encourage the future growth, development and consolidation of existing Ski Areas <u>and the Cardrona Alpine Resort</u> within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.	Reject		Ski Area Sub Zones
OS706.25		Forest and Bird NZ	21.2.3Objective - 3		Amend as follows: Safeguard the life supporting capacity of water <u>and water bodies</u> through the integrated management of the effects of activities	Reject		Farming and non-farming activities
OS706.27		Forest and Bird NZ	21.2.3Objective - 3		Add new policy: <u>Avoid the degradation of natural wetlands.</u>	Reject		Farming and non-farming activities
OS755.14		Guardians of Lake Wanaka	21.2.3Objective - 3	Other	Support but wording is too weak to ensure confidence that intent will be achieved,	Reject		Farming and non-farming activities
OS798.8		Otago Regional Council	21.2.3Objective - 3	Oppose	ORC recognises the desire to provide for mineral extraction where the environmental effects can be appropriately managed, but is concerned the proposed approach will not achieve good environmental outcomes. In particular, ORC requests the following changes: <ul style="list-style-type: none"> • Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers. • Provisions addressing subsequent rehabilitation of land to avoid causing adverse environmental effects such as ongoing discharges to air and water. • The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in the rules, particularly permitted rule 21.4.30. 	Accept in Part		Issue 14 Mining
FS1015.4	339.35	Straterra	21.2.3Objective - 3	Oppose	" <u>Avoid, remedy or mitigate the adverse effects of development, including location-specific and/or temporary activities, on the degradation of natural wetlands, and protect these areas from inappropriate subdivision, use, and development.</u> "	Reject		Farming and non-farming activities
FS1015.109	706.27	Straterra	21.2.3Objective - 3	Oppose	I seek that 706.27 be allowed, subject to the proposed amendments below: " <u>Avoid, remedy or mitigate the adverse effects of development, including location-specific and/or temporary activities on degradation of natural wetlands, and protect them from inappropriate subdivision, use, and development.</u> "	Reject		Farming and non-farming activities
FS1015.137	798.8	Straterra	21.2.3Objective - 3	Oppose	I seek that 798.8 be allowed, subject to the proposed amendments below: "ORC recognises the desire to provide for mineral extraction where the environmental effects can be appropriately managed, but is concerned the proposed approach will not achieve good environmental outcomes. In particular, ORC requests the following changes: ? Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers. Provisions addressing subsequent rehabilitation of land to avoid, <u>remedy or mitigate</u> causing adverse environmental effects such as ongoing discharges to air and water. The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in the rules, particularly permitted rule 21.4.30."	Accept in Part		Issue 14 Mining
FS1034.66	600.66	Upper Clutha Environmental Society (Inc.)	21.2.3Objective - 3	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1097.670	706.27	Queenstown Park Limited	21.2.3Objective - 3	Oppose	Oppose use of the word 'avoid' without any qualification for the reasons stated in QPLs original submission.	Reject		Farming and non-farming activities
FS1105.26	615.26	Cardrona Valley Residents and Ratepayers Society Inc	21.2.3Objective - 3	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: <ul style="list-style-type: none"> • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities. 	Reject		Ski Area Sub Zones
FS1137.27	615.26	Curtis, Kay	21.2.3Objective - 3	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Ski Area Sub Zones
FS1162.79	706.25	Cooper, James Wilson - represented by GTODD Law	21.2.3Objective - 3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1162.81	706.27	Cooper, James Wilson - represented by GTODD Law	21.2.3Objective - 3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1209.66	600.66	Burdon, Richard	21.2.3Objective - 3	Support	Support entire submission	Accept in Part		Farming and non-farming activities

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FS1287.134	706.27	New Zealand Tungsten Mining Limited	21.2.3Objective - 3	Oppose	That the submission be refused insofar as the submission seeks amendments to the provisions identified in this submission for Chapter 21	Reject		Farming and non-farming activities
FS1287.144	798.8	New Zealand Tungsten Mining Limited	21.2.3Objective - 3	Oppose	That the submission be refused insofar as it supports amendments to Chapter 21 and the addition of new provisions proposed for extractive activities.	Reject		Farming and non-farming activities
OS339.34		Alty, Evan	21.2.3.1	Support	Supports the policy.	Accept		Farming and non-farming activities
OS590.6		Kane, Sam	21.2.3.1	Oppose	Policy 21.2.3.1 is deleted	Reject		Farming and non-farming activities
OS600.67		Federated Farmers of New Zealand	21.2.3.1	Other	Policy 21.2.3.1 is reworded as follows (or words to similar effect): Policy 21.2.3.1 In conjunction with the Otago Regional Council, regional plans and strategies: • Encourage activities that use water efficiently, thereby conserving water quality and quantity; • Discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.	Reject		Farming and non-farming activities
OS706.26		Forest and Bird NZ	21.2.3.1	Support	Supports the policy.	Accept		Farming and non-farming activities
OS755.15		Guardians of Lake Wanaka	21.2.3.1	Other	Support but wording is too weak to ensure confidence that intent will be achieved,	Reject		Farming and non-farming activities
OS791.12		Burdon, Tim	21.2.3.1	Other	Support in part. Reword: In conjunction with ORC Regional Plans and Strategies - encourage water use efficiently conserving water quantity. Discourage activities that adversely affect the potable quality of water.	Accept in Part		Farming and non-farming activities
OS794.12		Lakes Land Care	21.2.3.1	Other	Support in part. Reword: In conjunction with ORC Regional Plans and Strategies - encourage water use efficiently conserving water quantity. Discourage activities that adversely affect the potable quality of water.	Accept in Part		Farming and non-farming activities
FS1034.67	600.67	Upper Clutha Environmental Society (Inc.)	21.2.3.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1040.52	600.67	Forest and Bird	21.2.3.1	Oppose	Oppose	Accept		Farming and non-farming activities
FS1162.80	706.26	Cooper, James Wilson - represented by GTODD Law	21.2.3.1	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Farming and non-farming activities
FS1209.67	600.67	Burdon, Richard	21.2.3.1	Support	Support entire submission	Reject		Farming and non-farming activities
OS134.1		Lemaire-Sicre, Keri	21.2.4Objective - 4	Other	Submitter owns and runs the Queenstown Pet Boarding Facility at Frankton-Ladies Mile and generally opposes changes to the Proposed District Plan which would impact on providing a healthy environment for boarding pets, and potential reverse sensitivity effects of further domestication of the rural area. Standards of the proposed district plan do not give confidence that the effects of development on the pet lodge will be adequately addressed.	Reject		Farming and non-farming activities
OS356.21		X-Ray Trust Limited	21.2.4Objective - 4	Support	Retain Policy 21.2.4.1 and 21.2.4.2.	Accept		Farming and non-farming activities
OS380.53		Villa delLago	21.2.4Objective - 4	Other	Encourage the movement away from annual scrub burning in the Wakatipu basin.	Reject		Farming and non-farming activities
OS433.75		Queenstown Airport Corporation	21.2.4Objective - 4	Support	Retain as notified.	Accept		Farming and non-farming activities
OS600.68		Federated Farmers of New Zealand	21.2.4Objective - 4	Support	Objective 21.2.4 is adopted as proposed.	Accept		Farming and non-farming activities
OS719.97		NZ Transport Agency	21.2.4Objective - 4	Support	Retain	Accept		Farming and non-farming activities
OS723.2		Wakatipu Aero Club	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS730.2		Snow, Adrian - represented by Town Planning Group Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS732.2		Revell William Buckham	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS734.2		Connor, Kerry - represented by Town Planning Group Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS736.2		Southern Lakes Learn to Fly Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS738.2		Sproull, Hank - represented by Town Planning Group Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities

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OS739.2		Southern Lakes Learn to Fly Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS760.2		Southern Lakes Aviation Limited	21.2.4Objective - 4	Support	Support	Accept		Farming and non-farming activities
OS805.56		Transpower New Zealand Limited	21.2.4Objective - 4	Other	Support with amendments. Amend to: <u>Manage Avoid situations where sensitive activities conflict with existing and anticipated activities and regionally significant infrastructure in the Rural Zone, protecting the activities and regionally significant infrastructure from adverse effects, including reverse sensitivity effects.</u>	Reject		Farming and non-farming activities
OS843.1		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.4Objective - 4	Support	Support.	Accept		Farming and non-farming activities
FS1034.68	600.68	Upper Clutha Environmental Society (Inc.)	21.2.4Objective - 4	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1066.2	730.2	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.4Objective - 4	Support	That the whole submission be allowed.	Accept		Farming and non-farming activities
FS1097.361	433.75	Queenstown Park Limited	21.2.4Objective - 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1117.124	433.75	Remarkables Park Limited	21.2.4Objective - 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1132.64	805.56	Federated Farmers of New Zealand	21.2.4Objective - 4	Oppose	The submitter's additions detract from a focus on managing these concerns in relation to rural production. The submitter's concerns are better addressed through the Energy and Utilities Chapter.	Accept		Farming and non-farming activities
FS1209.68	600.68	Burdon, Richard	21.2.4Objective - 4	Support	Support entire submission	Accept		Farming and non-farming activities
FS1211.29	805.56	New Zealand Defence Force	21.2.4Objective - 4	Support	Agrees that this provision appropriately provides for and protects regionally significant infrastructure including from reverse sensitivity effects.	Accept in Part		Farming and non-farming activities
OS433.76		Queenstown Airport Corporation	21.2.4.1	Support	Retain as notified.	Accept		Farming and non-farming activities
OS600.69		Federated Farmers of New Zealand	21.2.4.1	Support	Policy 21.2.4.1 is adopted as proposed.	Accept		Farming and non-farming activities
OS723.3		Wakatipu Aero Club	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS730.3		Snow, Adrian - represented by Town Planning Group Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS732.3		Revell William Buckham	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS734.3		Connor, Kerry - represented by Town Planning Group Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS736.3		Southern Lakes Learn to Fly Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS738.3		Sproull, Hank - represented by Town Planning Group Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS739.3		Southern Lakes Learn to Fly Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities

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OS760.3		Southern Lakes Aviation Limited	21.2.4.1	Support	Support	Accept		Farming and non-farming activities
OS806.108		Queenstown Park Limited	21.2.4.1	Other	Oppose/amend. Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused.	Reject		Farming and non-farming activities
OS843.2		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.4.1	Support	Support.	Accept		Farming and non-farming activities
FS1034.69	600.69	Upper Clutha Environmental Society (Inc.)	21.2.4.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1066.3	730.3	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.4.1	Support	That the whole submission be allowed.	Accept		Farming and non-farming activities
FS1097.362	433.76	Queenstown Park Limited	21.2.4.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1117.125	433.76	Remarkables Park Limited	21.2.4.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Farming and non-farming activities
FS1209.69	600.69	Burdon, Richard	21.2.4.1	Support	Support entire submission	Accept		Farming and non-farming activities
OS519.34		New Zealand Tungsten Mining Limited	21.2.4.2	Other	Amend Policy 21.2.4.2 Manage Control the location and type of non-farming activities in the Rural Zone, to manage minimise-conflict with activities that may <u>or may</u> not be compatible with permitted or established activities.	Reject		Farming and non-farming activities
OS598.39		Straterra	21.2.4.2	Other	Policy 21.2.4.2 is supported subject to the following amendments: Policy 21.2.4.2 Manage Control the location and type of non-farming activities in the Rural Zone, to manage minimise or avoid-conflict with activities that may <u>or may</u> not be compatible with permitted or established activities.	Reject		Farming and non-farming activities
OS600.70		Federated Farmers of New Zealand	21.2.4.2	Support	Policy 21.2.4.2 is adopted as proposed.	Accept		Farming and non-farming activities
OS621.63		Real Journeys Limited	21.2.4.2		Amend Policy as follows: Control the location and type of new non-farming and tourism activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.	Reject		Farming and non-farming activities
OS624.26		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.4.2		Amend Policy as follows: Control the location and type of new non-farming and tourism activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.	Reject		Farming and non-farming activities
OS693.9		Private Property Limited	21.2.4.2	Oppose	Delete: Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.	Reject		Farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS702.7		Lake Wakatipu Stations Limited	21.2.4.2		Delete: Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.	Reject		Farming and non-farming activities
OS719.98		NZ Transport Agency	21.2.4.2	Support	Retain	Accept		Farming and non-farming activities
OS806.109		Queenstown Park Limited	21.2.4.2	Other	Oppose/amend. Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused.	Reject		Farming and non-farming activities
FS1015.70	519.34	Straterra	21.2.4.2	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Farming and non-farming activities
FS1034.70	600.70	Upper Clutha Environmental Society (Inc.)	21.2.4.2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Farming and non-farming activities
FS1091.22	693.9	Jeremy Bell Investments Limited	21.2.4.2	Oppose	Disallow. The Rural Zone is necessary to enable farming in the district. Non-farming activities have the potential to stifle traditional land uses in the Rural Zone through reverse sensitivity.	Accept		Farming and non-farming activities
FS1091.33	806.109	Jeremy Bell Investments Limited	21.2.4.2	Oppose	Disallow. Farming is dependent on utilising the land available, often in the Rural Zone. Due to farming's dependence on sufficient land resource and need to operate relatively free of constraints from surrounding land uses, it should take precedence in the Rural Zone. The use of rural land for activities that might remove productive land or give rise to reverse sensitivity effects should be discouraged. Providing preference of land use to farming in the rural zone helps prevent inappropriate development in the Rural Zone. Enabling wide ranging diversification of land use in the rural zone does not enable farming, and may have more than minor adverse effects on landscape and ecosystem services. That would be contrary to the intent of the objective. This is distinct from allowing activities that supplement or are complementary to farming activity. In those circumstances activities may actually support the ongoing operation of farming activities.	Accept		Farming and non-farming activities
FS1097.609	621.63	Queenstown Park Limited	21.2.4.2	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Farming and non-farming activities
FS1209.70	600.70	Burdon, Richard	21.2.4.2	Support	Support entire submission	Accept		Farming and non-farming activities
FS1287.67	598.39	New Zealand Tungsten Mining Limited	21.2.4.2	Support	Support in part - That the submission be allowed in its entirety	Reject		Farming and non-farming activities
FS1349.22	806.109	X-Ray Trust	21.2.4.2	Oppose	Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused. 21.2.4.1 Recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas. 21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.	Accept		Farming and non-farming activities
FS1356.34	519.34	Cabo Limited	21.2.4.2	Oppose	All the relief sought be declined	Accept in Part		Farming and non-farming activities
OS339.36		Alty, Evan	21.2.5Objective - 5	Other	Support with amendment: <i>Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, <u>wetlands</u> landscape and indigenous biodiversity values.</i>	Accept		Issue 14 Mining
OS519.35		New Zealand Tungsten Mining Limited	21.2.5Objective - 5	Other	Amend Objective 21.2.5 Recognise for and provide for opportunities for mining activities providing the location, scale and effects would not degrade while avoiding, remedying, or mitigating the adverse effects on significant amenity, water, landscape and indigenous biodiversity values.	Reject		Issue 14 Mining
OS598.40		Straterra	21.2.5Objective - 5	Other	Objective 21.2.5 is supported subject to the following amendments and reasoning contained within the full submission: Objective 21.2.5 Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade <u>significantly</u> amenity, water, landscape and indigenous biodiversity values.	Reject		Issue 14 Mining

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS706.28		Forest and Bird NZ	21.2.5Objective - 5		Support with amendment: Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, <u>wetlands</u> landscape and indigenous biodiversity values.	Accept		Issue 14 Mining
OS806.110		Queenstown Park Limited	21.2.5Objective - 5	Support	Retain objective 21.2.5 and supporting policies. Amendments for consistency with the Act. Amend 21.2.5.4 to better reflect the wording of the RMA: "avoided, or remedied, or mitigated"	Reject		Issue 14 Mining
FS1015.5	339.36	Straterra	21.2.5Objective - 5	Oppose	I seek that 339.36 be allowed, subject to the proposed amendments below: "Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade <u>significantly</u> amenity, water, wetlands landscape and indigenous biodiversity values."	Reject		Issue 14 Mining
FS1015.71	519.35	Straterra	21.2.5Objective - 5	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1015.110	706.28	Straterra	21.2.5Objective - 5	Support	The wording risks being unworkable for businesses, and is inconsistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1040.36	598.40	Forest and Bird	21.2.5Objective - 5	Oppose	Oppose	Reject		Issue 14 Mining
FS1162.82	706.28	Cooper, James Wilson - represented by GTODD Law	21.2.5Objective - 5	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 14 Mining
FS1287.68	598.40	New Zealand Tungsten Mining Limited	21.2.5Objective - 5	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue 14 Mining
FS1287.132	706.28	New Zealand Tungsten Mining Limited	21.2.5Objective - 5	Oppose	That the submission be refused insofar as the submission seeks amendments to the provisions identified in this submission for Chapter 21	Reject		Issue 14 Mining
FS1356.35	519.35	Cabo Limited	21.2.5Objective - 5	Oppose	All the relief sought be declined	Reject		Issue 14 Mining
OS519.36		New Zealand Tungsten Mining Limited	21.2.5.1	Other	Amend Policy 21.2.5.1 Recognise the importance and economic value of locally sourced mined high-quality gravel, rock and other minerals for road making and construction activities, <u>and the importance of the local economic and export contribution from the mining of other minerals, including gold and tungsten.</u>	Accept in Part		Issue 14 Mining
OS598.41		Straterra	21.2.5.1	Other	Policy 21.2.5.1 is supported subject to the following amendments: Policy 21.2.5.1 Recognise the importance and economic value of locally sourced high-quality gravel, rock and other minerals for road making and construction activities, <u>and of the local economic and export contribution of other minerals, including gold and tungsten.</u>	Accept in Part		Issue 14 Mining
FS1015.72	519.36	Straterra	21.2.5.1	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1287.69	598.41	New Zealand Tungsten Mining Limited	21.2.5.1	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue 14 Mining
FS1356.36	519.36	Cabo Limited	21.2.5.1	Oppose	All the relief sought be declined	Reject		Issue 14 Mining
OS598.42		Straterra	21.2.5.2	Other	Policy 21.2.5.2 is supported subject to the following amendments: Policy 21.2.5.2 Recognise prospecting, <u>exploration</u> , and small scale recreational gold mining as activities with limited environmental impact.	Accept in Part		Issue 14 Mining
FS1040.37	598.42	Forest and Bird	21.2.5.2	Oppose	Oppose	Reject		Issue 14 Mining
FS1287.70	598.42	New Zealand Tungsten Mining Limited	21.2.5.2	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue 14 Mining
OS519.44		New Zealand Tungsten Mining Limited	21.2.5.3	Other	Amend Policy 21.2.5.3 as follows Ensure <u>Encourage</u> that during and following the conclusion of mineral extractive activities, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.	Accept in Part		Issue 14 Mining
OS598.43		Straterra	21.2.5.3	Other	Policy 21.2.5.3 is supported with no changes specified	Accept		Issue 14 Mining
FS1015.80	519.44	Straterra	21.2.5.3	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1287.71	598.43	New Zealand Tungsten Mining Limited	21.2.5.3	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue 14 Mining
FS1356.44	519.44	Cabo Limited	21.2.5.3	Oppose	All the relief sought be declined	Reject		Issue 14 Mining

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS339.37		Alty, Evan	21.2.5.4	Other	Amend as follows: Ensure potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.	Accept in Part		Issue 14 Mining
OS519.45		New Zealand Tungsten Mining Limited	21.2.5.4	Other	Amend Policy 21.2.5.4 as follows Ensure adverse effects of large-scale extractive activities (including mineral exploration <u>where applicable</u>) are avoided or remedied or mitigated , particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.	Accept in Part		Issue 14 Mining
OS598.44		Straterra	21.2.5.4	Other	Policy 21.2.5.4 is supported subject to the following amendments: Policy 21.2.5.4 Ensure potential adverse effects of large-scale extractive activities (including mineral exploration <u>where applicable</u>) are avoided or remedied or mitigated , particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.	Accept in Part		Issue 14 Mining
OS706.29		Forest and Bird NZ	21.2.5.4		Amend as follows: Ensure potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.	Accept in Part		Issue 14 Mining
FS1015.6	339.37	Straterra	21.2.5.4	Oppose	I seek that 339.37 be allowed, subject to the proposed amendments below: "Ensure potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided, or remedied or mitigated , particularly where those activities have potential to degrade <u>significantly</u> landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water. <u>Where there are residual effects, after having taken the foregoing measures, they are offset or otherwise compensated for.</u> "	Reject		Issue 14 Mining
FS1015.81	519.45	Straterra	21.2.5.4	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1015.111	706.29	Straterra	21.2.5.4	Oppose	I seek that 706.29 be allowed, subject to the proposed amendments below: "Ensure <u>actual or</u> potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided, or remedied or mitigated , particularly where those activities have potential to degrade <u>in relation to</u> landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water, <u>and provide for minerals exploration as a permitted or controlled activity, subject to standard conditions. Where there are residual effects, these are offset or otherwise compensated for.</u> "	Reject		Issue 14 Mining
FS1040.26	519.45	Forest and Bird	21.2.5.4	Oppose	Oppose	Accept in Part		Issue 14 Mining
FS1080.7	519.45	Director General of Conservation	21.2.5.4	Oppose	Adverse effects of large scale extractive activities can result in adverse .effects which need to be avoided or remedied. Where applicable adds uncertainty.	Accept in Part		Issue 14 Mining
FS1097.159	339.37	Queenstown Park Limited	21.2.5.4	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 14 Mining
FS1162.83	706.29	Cooper, James Wilson - represented by GTODD Law	21.2.5.4	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 14 Mining
FS1287.72	598.44	New Zealand Tungsten Mining Limited	21.2.5.4	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue 14 Mining
FS1287.133	706.29	New Zealand Tungsten Mining Limited	21.2.5.4	Oppose	That the submission be refused insofar as the submission seeks amendments to the provisions identified in this submission for Chapter 21	Reject		Issue 14 Mining
FS1356.45	519.45	Cabo Limited	21.2.5.4	Oppose	All the relief sought be declined	Reject		Issue 14 Mining
OS243.21		Byrch, Christine	21.2.6Objective - 6.	Oppose	I don't think it is council's place to encourage future growth of ski areas. It is not Council's place to encourage any business. The Plan should recognise and attempt to control the effects of lights used both for night skiing and for snow making. I don't think there should be a commitment to allow for continuation of the SHPG. If that business has resource consent then they can continue. If they want to expand, then need to apply for resource consent and have this assessed as any other business would.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS376.2		Southern Hemisphere Proving Grounds Limited	21.2.6Objective - 6.	Other	Amend policy 21.2.6.3: Provide for Encourage the continuation <u>and future growth and development</u> of existing vehicle testing facilities <u>only</u> within the Waiorau Snow Farm Ski Area Sub Zone on the basis the landscape and indigenous biodiversity values are not further degraded.	Reject		Submission is on policy 21.2.6.3. not the objective. The requests are appropriate in the context of activities within the sub zone however the word 'only' appears to be a trade competition and not to meet an environmental end. The submitter has not qualified why there should be one only.
OS380.54		Villa delLago	21.2.6Objective - 6.	Support	Supports the provisions.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS407.7		Mount Cardrona Station Limited	21.2.6Objective - 6.	Support	a) MCS SUPPORTS the objective and policies and seeks modifications as follows: 21.2.6 Objective Encourage the future growth, development and consolidation of existing Ski Areas- <u>ski area activities within identified Sub Zones, and their integration with urban zones, while avoiding, remedying or mitigating adverse effects on the environment.</u> <i>Policies 21.2.6.1 Identify Ski Field - Area Sub Zones and encourage Ski Area Activities to locate and consolidate within the sub zones.</i> [...] <u>21.2.6.4 Provide for appropriate alternative (non-road) means of transport to Ski Area Sub Zones from nearby urban resort zones and facilities including by way of gondolas and associated structures and facilities.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.7		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.2.6Objective - 6.	Support	Retain.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.10		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.2.6Objective - 6.		Insert a new policy 21.2.6.4 (below Objective 21.2.6), as follows: <u>Enable commercial, visitor and residential accommodation activities within Ski Area Sub Zones, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.11		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.2.6Objective - 6.		Insert New Policy 21.2.6.5, as follows: <u>To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as vehicle access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.7		Treble Cone Investments Limited.	21.2.6Objective - 6.	Support	Retain Objective 21.2.6	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.10		Treble Cone Investments Limited.	21.2.6Objective - 6.		Insert a new policy 21.2.6.4(below Objective 21.2.6), as follows: <u>Enable commercial, visitor and residential accommodation activities associated with ski area activities within SASZ, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.11		Treble Cone Investments Limited.	21.2.6Objective - 6.		Insert New Policy 21.2.6.5, as follows: <u>To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as land access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.29		Cardrona Alpine Resort Limited	21.2.6Objective - 6.	Oppose	Insert new policy as follows: <u>Provide for expansion of four season tourism and accommodation activities at the Cadrona Alpine Resort Zone.</u>	Reject	Deferred to the hearing on mapping	Issue 7: Ski Area Activities and Ski Area Sub Zones
OS806.111		Queenstown Park Limited	21.2.6Objective - 6.	Other	Amend objective 21.2.6 and associated policies to: <ul style="list-style-type: none"> • better provide for the sustainable management of the Remarkables ski activity area; • recognise the potential growth of the area; • provide for sustainable gondola access; and • Provide for summer and winter activities within the ski area. 	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.81	243.21	Queenstown Park Limited	21.2.6Objective - 6.	Oppose	Oppose to the extent the submitter does not consider business aspirations should be promoted in rural areas.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.268	407.7	Queenstown Park Limited	21.2.6Objective - 6.	Support	Support linkage between urban areas and ski areas.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.584	610.10	Queenstown Park Limited	21.2.6Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.585	610.11	Queenstown Park Limited	21.2.6Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.591	613.10	Queenstown Park Limited	21.2.6Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.592	613.11	Queenstown Park Limited	21.2.6Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1105.29	615.29	Cardrona Valley Residents and Ratepayers Society Inc	21.2.6Objective - 6.	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1117.14	243.21	Remarkables Park Limited	21.2.6Objective - 6.	Oppose	Given the importance of the ski fields to the local, regional and national economy, it is appropriate that they are supported by the District Plan.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.30	615.29	Curtis, Kay	21.2.6Objective - 6.	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1153.1	610.11	Mount Cardrona Station Ltd	21.2.6Objective - 6.	Support	Seeks that the submission is adopted.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1224.21	243.21	Matakauri Lodge Limited	21.2.6Objective - 6.	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1229.12	610.10	NXski Limited	21.2.6Objective - 6.	Support	NZSki Limited supports this submission point in part. It is agreed that other commercial activities and visitor accommodation should be provided for in the Ski Area Sub-Zones as intended by this Policy. However, it is considered that residential activity is not appropriate in this environment and should be removed from the proposed Policy. It is also submitted that the words "can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment" are removed as they support the submitters proposed Rule 21.5.32 (Table 7) which the applicant opposes as noted below. NZSki Limited seeks that this submission be accepted in part by QLDC.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1229.13	613.10	NXski Limited	21.2.6Objective - 6.	Support	NZSki Limited supports this submission point in part. It is agreed that other commercial activities and visitor accommodation should be provided for in the Ski Area Sub-Zones as intended by this Policy. However, it is considered that residential activity is not appropriate in this environment and should be removed from the proposed Policy. It is also submitted that the words "can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment" are removed as they support the submitters proposed Rule 21.5.32 (Table 7) which the applicant opposes as noted below. NZSki Limited seeks that this submission be accepted in part by QLDC.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1229.14	610.11	NX Ski Limited	21.2.6 Objective - 6.	Support	NZ Ski Limited support the inclusion of this Policy. The existing access to the Districts Ski Area Sub-Zones largely sits outside of the Ski Area Sub-Zone and is not otherwise recognised in the District Plan. Given the importance of continued access to the Ski Area's for their on-going viability a Policy recognising and providing for this infrastructure is considered appropriate. NZ Ski Limited seeks that this submission be accepted by QLDC.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1229.15	613.11	NX Ski Limited	21.2.6 Objective - 6.	Support	NZ Ski Limited support the inclusion of this Policy. The existing access to the Districts Ski Area Sub-Zones largely sits outside of the Ski Area Sub-Zone and is not otherwise recognised in the District Plan. Given the importance of continued access to the Ski Area's for their on-going viability a Policy recognising and providing for this infrastructure is considered appropriate. NZ Ski Limited seeks that this submission be accepted by QLDC.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.9	407.7	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.2.6 Objective - 6.	Oppose	We seek that the part of the submission seeking to amend Objective 21.2.6 be disallowed. Soho opposes the amendments sought to this objective seeking to integrate ski area activities within the ski area sub zones with urban zones. The provisions of the plan need to provide for the holistic use and management of the SASZ and surrounding land, including the infrastructure necessary to access and operate the SASZ. The emphasis on integration of the SASZ should therefore be in relation to the rural zone and the rural land that surrounds all of the existing SASZ's in the District	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.10	407.7	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.2.6 Objective - 6.	Oppose	We seek that the part of the submission seeking to add a new Policy 21.2.6.4 be disallowed. Soho opposes the proposed new Policy 21.2.6.4 seeking to "provide for appropriate alternative (non road) means of transport to Ski Area Sub Zones from nearby urban resort zones and facilitates including by way of gondolas and associated structures and facilities." The policy is considered too specific in providing for the transport connection to nearby urban zones. The suggested new Policy 21.2.6.5 sought by Soho in its submission is considered a more appropriate policy basis to recognise and provide for the functional dependency of ski area activities on transportation infrastructure. Nor should the Ski Area Sub Zones be required to connect to urban zones.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.21	243.21	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.2.6 Objective - 6.	Oppose	We seek that the part of the submission relating to Objective 21.2.6 be disallowed. Soho opposes this submission, and notes that it is unclear what changes are sought to objective 21.2.6. The SASZ's represent a significant natural and physical resources vital for the social and economic wellbeing of the community. The District Plan should appropriately recognise and provide for the growth of ski areas as a means of achieving the purpose of the Resource Management Act 1991.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.22	243.21	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.2.6 Objective - 6.		Support/oppose We seek that the part of the submission relating to Rule 21.5.26 (informal airports) be allowed, to the extent it is consistent with the original submission from Soho. Soho supports the structure of the rules relating to informal airports, subject to the changes sought through its primary submission, whereby any breach of the standards is a Discretionary Activity.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1330.5	407.7	Treble Cone Investments Limited	21.2.6 Objective - 6.	Oppose	seek that the part of the submission seeking to amend Objective 21.2.6 be disallowed for the reasons expressed within this further submission. seek that the part of the submission seeking to add a new Policy 21.2.6.4 be disallowed for the reasons expressed within this further submission.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1330.14	243.21	Treble Cone Investments Limited	21.2.6 Objective - 6.	Oppose	seek that the part of the submission relating to Objective 21.2.6 be disallowed for the reasons expressed within this further submission	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.8		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.2.6.1	Support	Retain.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.8		Treble Cone Investments Limited.	21.2.6.1	Support	Retain Policy 21.2.6.1	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.27		Cardrona Alpine Resort Limited	21.2.6.1	Oppose	Identify Ski Field Sub Zones and encourage Ski Area <u>and Tourism</u> Activities to locate and consolidate within the sub zones.	Reject		It is inherent that the sub zones relate to tourism, as well as commercial recreation to meet locals needs.

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FS1105.27	615.27	Cardrona Valley Residents and Ratepayers Society Inc	21.2.6.1	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.28	615.27	Curtis, Kay	21.2.6.1	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.9		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.2.6.2	Support	Retain.	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.9		Treble Cone Investments Limited.	21.2.6.2	Support	Retain Policy 21.2.6.2	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.28		Cardrona Alpine Resort Limited	21.2.6.2	Support	Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS621.64		Real Journeys Limited	21.2.6.2		Amend Policy as follows: Enable and mitigate Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1105.28	615.28	Cardrona Valley Residents and Ratepayers Society Inc	21.2.6.2	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.29	615.28	Curtis, Kay	21.2.6.2	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS271.16		Board of Airline Representatives of New Zealand (BARNZ)	21.2.7Objective - 7	Support	supports the provision.	Accept in Part		21.2.7 Objective 7
OS433.77		Queenstown Airport Corporation	21.2.7Objective - 7	Other	Delete Objective 21.2.7 and replace with the following objective: Objective 21.2.7 Separate activities sensitive to aircraft noise from existing airports through:- • The retention of an undeveloped open area; or- • at Queenstown Airport an area for Airport related activities; or- • where appropriate an area for activities not sensitive to aircraft noise; within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities.- <u>Retention of an area containing activities that are not sensitive to aircraft noise, within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.</u>	Accept in Part		21.2.7 Objective 7
OS649.14		Southern District Health Board	21.2.7Objective - 7		Support the policy as reasonable and necessary. For the following reasons. Separation of people from airports and airports from people or applying mitigation measures where separation cannot be achieved is consistent with the purposes of the act. Objective and policies address the necessary elements to achieve this.	Accept in Part		21.2.7 Objective 7

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS806.112		Queenstown Park Limited	21.2.7Objective - 7		Insert specific objective and policies to the Remarkables ski area as follows: <u>Policies 21.2.7 Objective - Encourage the future growth and development of the Remarkables alpine recreation area and recognise the importance of providing sustainable gondola access to the alpine area while avoiding, remedying or mitigating adverse effects on the environment.</u> Policies <u>21.2.7.1 Recognise the importance of the Remarkables alpine recreation area to the economic wellbeing of the District, and support its growth and development.</u> <u>21.2.7.2 Recognise the importance of providing efficient and sustainable gondola access to the Remarkables alpine recreation area, while managing potential adverse effects on the landscape quality</u> <u>21.2.7.3 Support the construction and operation of a gondola that provides access between the Remarkables Park zone and the Remarkables alpine recreation area, recognising the benefits to the local, regional and national community</u>	Reject		21.2.7 Objective 7
FS1030.15	649.14	Jeremy Bell Investments Limited	21.2.7Objective - 7	Oppose	The retention of this policy is opposed.	Reject		21.2.7 Objective 7
FS1097.119	271.16	Queenstown Park Limited	21.2.7Objective - 7	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1097.363	433.77	Queenstown Park Limited	21.2.7Objective - 7	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.36	271.16	Remarkables Park Limited	21.2.7Objective - 7	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.126	433.77	Remarkables Park Limited	21.2.7Objective - 7	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7

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FS1340.39	806.112	Queenstown Airport Corporation	21.2.7Objective - 7	Oppose	The provisions intend to enable the development of a gondola to the Remarkables Ski Field. While QAC remains neutral with respect to this matter, as currently drafted, the provisions are weighted towards enabling the development with limited consideration of avoiding, remedying or mitigating adverse effects. QAC submits that further amendments are required to ensure that effects are appropriately avoided, remedied or mitigated.	Reject		21.2.7 Objective 7
OS385.1		Wright, Frank	21.2.7.1	Oppose	Change 21.2.7.1 to read: Prohibit any new [non-existing] activity sensitive to aircraft noise on any rural zoned land within the outer Control Boundaries of Queenstown Airport and Wanaka airport, Glenorchy, Makarora area and all other existing informal airports including private airstrips within the QLDC, used for fixed wing aircraft.	Reject		Adding these airports would require mapping of the outer control boundary. This is not suitable for the intensity of these airports.
OS433.78		Queenstown Airport Corporation	21.2.7.1	Support	Retain as notified.	Accept		21.2.7 Objective 7
OS806.113		Queenstown Park Limited	21.2.7.1	Oppose	Delete policy 21.2.7.1.	Reject		21.2.7 Objective 7
FS1030.5	433.78	Jeremy Bell Investments Limited	21.2.7.1	Oppose	JBIL seeks this part of the submission be disallowed.	Reject		21.2.7 Objective 7
FS1097.364	433.78	Queenstown Park Limited	21.2.7.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.127	433.78	Remarkables Park Limited	21.2.7.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1340.35	385.1	Queenstown Airport Corporation	21.2.7.1	Oppose	Oppose in Part - QAC submits that the amendments sought by the submitter should be contained in a new and separate policy.	Accept in Part		21.2.7 Objective 7
OS433.79		Queenstown Airport Corporation	21.2.7.2	Other	Delete the policy, provided policies 21.2.7.1 and 21.2.7.3 are retained.	Reject		Policy 21.2.7.2 provides for activities that are not regarded as sensitive to aircraft noise.
FS1030.6	433.79	Jeremy Bell Investments Limited	21.2.7.2	Oppose	JBIL seeks this part of the submission be disallowed.	Reject		21.2.7 Objective 7
FS1097.365	433.79	Queenstown Park Limited	21.2.7.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1117.128	433.79	Remarkables Park Limited	21.2.7.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
OS433.80		Queenstown Airport Corporation	21.2.7.3	Support	Retain as notified	Accept		21.2.7 Objective 7
FS1030.7	433.80	Jeremy Bell Investments Limited	21.2.7.3	Oppose	JBL seeks this part of the submission be disallowed.	Reject		21.2.7 Objective 7
FS1097.366	433.80	Queenstown Park Limited	21.2.7.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.129	433.80	Remarkables Park Limited	21.2.7.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
OS433.81		Queenstown Airport Corporation	21.2.7.4	Support	Retain as notified.	Accept		21.2.7 Objective 7
FS1097.367	433.81	Queenstown Park Limited	21.2.7.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.130	433.81	Remarkables Park Limited	21.2.7.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
OS339.38		Alty, Evan	21.2.8Objective - 8	Support	Supports the objective.	Accept in Part		
OS356.22		X-Ray Trust Limited	21.2.8Objective - 8	Oppose	Delete Objective 21.2.8	Accept in Part		

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OS380.55		Villa delLago	21.2.8Objective - 8	Support	Supports the provisions.	Accept in Part		
OS636.6		Crown Range Holdings Ltd	21.2.8Objective - 8		Amend as follows: Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.	Accept in Part		
OS643.11		Crown Range Enterprises	21.2.8Objective - 8	Other	Amend Objective 21.2.8 as follows: Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.	Accept in Part		
OS688.5		Justin Crane and Kirsty Mactaggart	21.2.8Objective - 8	Other	Amend as follows: Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.	Accept in Part		
OS693.10		Private Property Limited	21.2.8Objective - 8	Other	Amend as follows: Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.	Accept in Part		
OS702.8		Lake Wakatipu Stations Limited	21.2.8Objective - 8		Amend as follows: Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.	Accept in Part		
OS706.30		Forest and Bird NZ	21.2.8Objective - 8	Support	Supports the objective.	Accept in Part		
OS806.114		Queenstown Park Limited	21.2.8Objective - 8	Oppose	Delete objective 21.2.8 and associated policies.	Accept in Part		
FS1162.84	706.30	Cooper, James Wilson - represented by GTODD Law	21.2.8Objective - 8	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		
OS335.24		Blennerhassett, Nic	21.2.8.1	Support	21.2.8.1 In view of the proposed re-aligned ONL line along Ruby Island Road, I support this policy.		Deferred to the landscape line location hearing	
OS339.39		Alty, Evan	21.2.8.1	Other	Amend as follows: Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>Indigenous Vegetation, Wilding and Exotic Trees</u> and Landscape chapters.	Accept in Part		
OS433.82		Queenstown Airport Corporation	21.2.8.1	Oppose	Delete the policy.	Accept in Part		
OS513.26		Jenny Barb	21.2.8.1	Oppose	Amend Policy 21.2.8.1 as follows. Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.	Accept in Part		Issue 13
OS515.22		Wakatipu Equities	21.2.8.1	Oppose	Amend Policy 21.2.8.1 as follows. Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.	Accept in Part		Issue 13
OS522.26		Kristie Jean Brustad and Harry James Inch	21.2.8.1	Oppose	Amend Policy 21.2.8.1 as follows. Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.	Accept in Part		Issue 13
OS531.22		Crosshill Farms Limited	21.2.8.1	Oppose	Amend Policy 21.2.8.1 as follows. Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.	Accept in Part		Issue 13
OS537.25		Slopehill Joint Venture	21.2.8.1	Oppose	Amend Policy 21.2.8.1 as follows. Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.	Accept in Part		Issue 13

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OS706.31		Forest and Bird NZ	21.2.8.1		Amend as follows: Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>Indigenous Vegetation, Wilding and Exotic Trees</u> and Landscape chapters.	Accept in Part		Issue 13
OS810.38		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.2.8.1		Amend Policy 21.2.8.1 Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>and Landscape, and Historic Heritage</u> chapters.	Reject		Issue 13
FS1097.368	433.82	Queenstown Park Limited	21.2.8.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		This policy is not related to PC 35
FS1117.131	433.82	Remarkables Park Limited	21.2.8.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		This policy is not related to PC 35
FS1120.29	537.25	Brial, Michael	21.2.8.1	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.		Deferred to the hearing on mapping	
FS1162.85	706.31	Cooper, James Wilson - represented by GTODD Law	21.2.8.1	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 13
FS1256.43	537.25	Ashford Trust	21.2.8.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		Issue 13
FS1286.34	537.25	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.2.8.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.		Deferred to the hearing on mapping	
FS1292.29	537.25	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.8.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		Issue 13
FS1292.75	522.26	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.2.8.1	Support	That the submission be allowed in its entirety.	Accept in Part		Issue 13
OS217.19		Berriman, Jay	21.2.9Objective - 9	Support	Supports the objective.	Accept in Part		Issue 6: Other Activities.
OS339.40		Alty, Evan	21.2.9Objective - 9	Other	Amend as follows: <i>Ensure commercial activities do not degrade landscape <u>and nature conservation</u> values, rural amenity, or impinge on farming activities</i>	Reject		Issue 6: Other Activities.
OS463.2		Millson, Zuzana	21.2.9Objective - 9	Oppose	Delete policies 21.2.9.1 and 21.2.9.2 and replace with one policy that states 'avoid, remedy or mitigate the potential effects of commercial, retail and industrial activities on rural character, amenity and landscape values'.	Reject		Issue 6: Other Activities.
OS600.71		Federated Farmers of New Zealand	21.2.9Objective - 9	Support	Objective 21.2.9 is adopted as proposed.	Accept in Part		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.58		Real Journeys Limited	21.2.9Objective - 9		Delete objective Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS621.65		Real Journeys Limited	21.2.9Objective - 9		Delete objective Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS624.22		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.9Objective - 9		Delete objective Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.	Reject		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS624.27		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.9Objective - 9		Amend objective as follows: Encourage Ensure commercial activities that do not significant degrade landscape values, rural amenity values, or impinge on farming activities.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS671.4		Queenstown Trails Trust	21.2.9Objective - 9	Other	Insert new Policy 21.2.9: <u>To enable commercial activities that are associated with, are complimentary to and in close proximity of the Queenstown Trail and Upper Clutha Tracks trail network.</u> The vision for the trail network has always to been to foster the establishment of businesses on or near the trail, including homesteads, cafes and similar beneficial business activities. It is important that the district Plan recognise the social, cultural and economic wellbeing that might derive from inclusionary policies.	Accept in Part		Issue 6: Other Activities.
OS706.32		Forest and Bird NZ	21.2.9Objective - 9		Amend as follows: Ensure commercial activities do not degrade landscape <u>and nature conservation</u> values, rural amenity, or impinge on farming activities	Reject		Issue 6: Other Activities.
OS806.115		Queenstown Park Limited	21.2.9Objective - 9		Amend. 21.2.9 Objective - Ensure commercial <u>Provide for a range of activities while avoiding, remedying or mitigating adverse effects on the environment so that degrade-landscape values and rural amenity, are not inappropriately degraded or impinge on farming activities</u>	Accept in Part		Issue 6: Other Activities.
OS810.39		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.2.9Objective - 9		Amend the Objective as follows: Ensure commercial activities do not degrade landscape values, rural amenity, <u>Manawhenua values</u> or impinge on farming activities.	Reject		These interests are provided for in Policy 21.2.1.7.
FS1034.71	600.71	Upper Clutha Environmental Society (Inc.)	21.2.9Objective - 9	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 6: Other Activities.
FS1097.160	339.40	Queenstown Park Limited	21.2.9Objective - 9	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1097.436	463.2	Queenstown Park Limited	21.2.9Objective - 9	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1097.650	671.4	Queenstown Park Limited	21.2.9Objective - 9	Support	Support provision for a world class trails network, and recognition of the social, environmental and economic benefits derived from trails network.	Accept in Part		Issue 6: Other Activities.
FS1152.7	621.58	Kawarau Jet Services Holdings Ltd	21.2.9Objective - 9	Oppose	That the submission is rejected. KJet prefers the wording proposed in its own original submission, as that wording is more enabling of appropriate activities while retaining the central purpose of the objective. Seeks that Objective 21.2.12 be amended to "Protect, maintain or enhance the surface of lakes and rivers and their margins as far as possible while providing for a wide range of appropriate recreational and commercial recreational activities."	Reject		Further submission relates to Objective 21.2.12
FS1162.86	706.32	Cooper, James Wilson - represented by GTODD Law	21.2.9Objective - 9	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 6: Other Activities.
FS1209.71	600.71	Burdon, Richard	21.2.9Objective - 9	Support	Support entire submission	Accept in Part		Issue 6: Other Activities.
FS1313.53	806.115	Darby Planning LP	21.2.9Objective - 9	Support	Seek that the part of the submission relating to Objective 21.2.9 and Policies 21.2.9.1, 2 and 6 be allowed. DPL supports the proposed changes to these provisions that will better enable the efficient use of rural land, while controlling effects of that use.	Accept in Part		Issue 6: Other Activities.
OS248.18		Shotover Trust	21.2.9.1	Oppose	Opposes in part policy which seeks to avoid or limit commercial activities in the Rural Zone.	Reject		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS806.116		Queenstown Park Limited	21.2.9.1	Oppose	21.2.9.1 Commercial activities in the Rural Zone should have a genuine link with the rural land resource, farming, horticulture or viticulture activities, or recreation <u>and tourism activities</u> with resources located within the Rural Zone.	Reject		Issue 6: Other Activities.
FS1097.85	248.18	Queenstown Park Limited	21.2.9.1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1313.54	806.116	Darby Planning LP	21.2.9.1	Support	Seek that the part of the submission relating to Objective 21.2.9 and Policies 21.2.9.1, 2 and 6 be allowed. DPL supports the proposed changes to these provisions that will better enable the efficient use of rural land, while controlling effects of that use.	Reject		Issue 6: Other Activities.
OS220.3		Manners Wood, Clive	21.2.9.2	Support	Confirm policy 21.2.9.2 Avoid any degradation of the qualities of the Rural Zone	Accept		Issue 6: Other Activities.
OS248.19		Shotover Trust	21.2.9.2	Oppose	Opposes policy which seeks to avoid or limit commercial activities in the Rural Zone.	Reject		Issue 6: Other Activities.
OS339.41		Alty, Evan	21.2.9.2	Other	Amend as follows: Avoid the establishment of commercial, retail, <u>forestry</u> and industrial activities where they would degrade rural quality or character, amenity , <u>nature conservation</u> values , and landscape.	Reject		Issue 6: Other Activities.
OS621.66		Real Journeys Limited	21.2.9.2		Delete policy Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character, amenity values and landscape values.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS624.28		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.9.2		Delete policy Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character, amenity values and landscape values.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS706.33		Forest and Bird NZ	21.2.9.2		Amend as follows: Avoid the establishment of commercial, retail, <u>forestry</u> and industrial activities where they would degrade rural quality or character, amenity, <u>nature conservation values</u> , and landscape.	Reject		Issue 6: Other Activities.
OS806.117		Queenstown Park Limited	21.2.9.2	Other	Amend. 21.2.9.2 Avoid the To enable the establishment of a range of activities in the rural zone, while avoiding, remedying or mitigating the adverse effects in order to ensure where they would degrade that rural quality or character, amenity values and landscape values <u>are maintained</u> .	Accept in Part		Issue 6: Other Activities.
FS1015.7	339.41	Straterra	21.2.9.2	Oppose	I seek that 339.41 be allowed, subject to the proposed amendments below: "Avoid, <u>remedy</u> or mitigate the adverse effects of the establishment of commercial, retail, forestry and industrial activities where they would <u>significantly</u> degrade rural quality or character, amenity, nature conservation values, and landscape; and where these values are significant, they are protected from inappropriate subdivision, use, and development."	Reject		Issue 6: Other Activities.
FS1015.112	706.33	Straterra	21.2.9.2	Oppose	I seek that 706.33 be allowed, subject to the proposed amendments below: "Avoid, <u>remedy</u> or mitigate the adverse effects of the establishment of commercial, retail, forestry and industrial activities <u>on</u> where they would degrade rural quality or character, amenity, nature conservation values, and landscape."	Reject		Issue 6: Other Activities.
FS1097.86	248.19	Queenstown Park Limited	21.2.9.2	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1097.161	339.41	Queenstown Park Limited	21.2.9.2	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1162.87	706.33	Cooper, James Wilson - represented by GTODD Law	21.2.9.2	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 6: Other Activities.
FS1313.55	806.117	Darby Planning LP	21.2.9.2	Support	Seek that the part of the submission relating to Objective 21.2.9 and Policies 21.2.9.1, 2 and 6 be allowed. DPL supports the proposed changes to these provisions that will better enable the efficient use of rural land, while controlling effects of that use.	Accept in Part		Issue 6: Other Activities.
OS339.42		Alty, Evan	21.2.9.3	Other	Amend as follows: Encourage <u>Require</u> forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, <u>significant natural areas</u> and ensure forestry does not degrade the landscape character or visual amenity <u>or nature conservation values</u> of the Rural Land	Accept in Part		Issue 6: Other Activities.
OS706.34		Forest and Bird NZ	21.2.9.3		Amend as follows: Encourage <u>Require</u> forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, <u>significant natural areas</u> and ensure forestry does not degrade the landscape character or visual amenity <u>or nature conservation values</u> of the Rural Land	Accept in Part		Issue 6: Other Activities.
FS1162.88	706.34	Cooper, James Wilson - represented by GTODD Law	21.2.9.3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 6: Other Activities.
OS600.72		Federated Farmers of New Zealand	21.2.9.5	Other	Policy 21.2.9.5 is reworded as follows (or words to similar effect): Limit <u>exotic</u> forestry to species that do not have any potential to spread and naturalise.	Accept		Relates to clarity.
OS806.118		Queenstown Park Limited	21.2.9.5	Oppose	Delete Policy 21.2.9.5.	Reject		Chapter 21 manages forestry and this policy is complimentary to Chp. 34.
FS1034.72	600.72	Upper Clutha Environmental Society (Inc.)	21.2.9.5	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 6: Other Activities.
FS1209.72	600.72	Burdon, Richard	21.2.9.5	Support	Support entire submission	Accept		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.67		Real Journeys Limited	21.2.9.6		Delete policy Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS624.29		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.9.6		Delete policy Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.	Reject		The following addresses submissions relating specifically to Objective 21.2.9 and related policies: The submission does not state why the objective should be deleted and why only some of the policies, but not all should be deleted, or where the remaining policies should be relocated. The objective and provisions are considered appropriate and in the absence of any justification from the submitter I recommend they are retained.
OS719.99		NZ Transport Agency	21.2.9.6	Support	Retain	Accept		Issue 6: Other Activities.
OS806.119		Queenstown Park Limited	21.2.9.6	Other	Oppose/amend. 21.2.9.6 Ensure traffic from commercial <u>new</u> activities does not diminish rural amenity or affect the safe and efficient operation of the reading and trail network, or access to public places.	Reject		District Plan rules can only regulate new activities or changes in scale and intensity to existing. The requested change offers no added value.
FS1313.56	806.119	Darby Planning LP	21.2.9.6	Support	Seek that the part of the submission relating to Objective 21.2.9 and Policies 21.2.9.1, 2 and 6 be allowed. DPL supports the proposed changes to these provisions that will better enable the efficient use of rural land, while controlling effects of that use.	Reject		District Plan rules can only regulate new activities or changes in scale and intensity to existing. The requested change offers no added value.
OS217.20		Berriman, Jay	21.2.10Objective - 10	Support	Confirm the objective. Assist farmers with Re Zoning to allow for more opportunity to utilize the tourism Industry as a business opportunity as farming becomes impossible to sustain in the district.	Accept in Part		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS325.5		Solobio Ltd - owner of Matukituki Station	21.2.10Objective - 10	Support	Approve Objective 21.2.10 and Policies 21.2.10.1 - 21.2.10.3 as notified	Accept in Part		Issue 6: Other Activities.
OS335.25		Blennerhassett, Nic	21.2.10Objective - 10	Support	Support,	Accept in Part		Issue 6: Other Activities.
OS343.7		ZJV (NZ) Limited	21.2.10Objective - 10	Other	Supports with the following amendments: 21.2.10 Objective Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities. OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.
OS345.10		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.2.10Objective - 10	Other	Supports with the following amendments: 21.2.10 Objective Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.
OS356.23		X-Ray Trust Limited	21.2.10Objective - 10	Support	Retain objective Objective 21.2.10 and policy 21.2.10.1	Accept in Part		Issue 6: Other Activities.
OS375.18		Carey-Smith, Jeremy - represented by Brown & Company Planning Group Ltd	21.2.10Objective - 10	Support	The following changes are sought: 21.2.10 Objective: Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.
OS407.8		Mount Cardrona Station Limited	21.2.10Objective - 10	Support	(a) MCS SUPPORTS the objective and policies but seeks modifications as follows. 21.2.10 Objective Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities. Policies 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of farms in the rural areas of the district. [...] 21.2.10.3 Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms rural areas may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.	Accept in Part		Issue 6: Other Activities.
OS430.16		Ayrburn Farm Estate Ltd	21.2.10Objective - 10	Other	Support -with amendments Requests this objective be modified to "Recognise the potential for diversification of rural activities (including farming activities) that support the sustainability of the natural and physical resources of rural areas"	Accept in part		Entire Report
OS437.41		Trojan Helmet Limited	21.2.10Objective - 10	Other	Requests this reads "Recognise the potential for diversification of rural activities (including farming activities) that support the sustainability of the natural physical resources of rural areas."	Accept in part		Entire Report
OS456.27		Hogans Gully Farming Limited	21.2.10Objective - 10	Other	The submitter supports the following provision but seeks modifications as follows: 21.2.10 Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities. OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Accept in Part		Issue 6: Other Activities.
OS598.45		Straterra	21.2.10Objective - 10	Other	Objective 21.2.10 is supported for the reasons contained in the full submission	Accept in Part		Issue 6: Other Activities.
OS600.74		Federated Farmers of New Zealand	21.2.10Objective - 10	Support	Objective 21.2.10 is adopted as proposed	Accept in Part		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS636.7		Crown Range Holdings Ltd	21.2.10Objective - 10		Amend as follows: Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.	Accept in Part		Issue 6: Other Activities.
OS643.12		Crown Range Enterprises	21.2.10Objective - 10		Amend Objective 21.2.10 as follows: Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.	Accept in Part		Issue 6: Other Activities.
OS660.2		Fairfax, Andrew - represented by John Edmonds + Associates Ltd	21.2.10Objective - 10	Support	Objective 21.2.10 Support the objective and policies that enable the use of land and water for occasional / infrequent for the take-off and landing of aircraft	Accept in Part		Issue 6: Other Activities.
OS662.2		Macauley, I and P - represented by John Edmonds + Associates Ltd	21.2.10Objective - 10	Support	Objective 21.2.10 Support the objective and policies that enable the use of land and water for occasional / infrequent for the take-off and landing of aircraft.	Accept in Part		Issue 6: Other Activities.
OS693.11		Private Property Limited	21.2.10Objective - 10	Other	Amend as follows: Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.	Accept in Part		Issue 6: Other Activities.
OS702.9		Lake Wakatipu Stations Limited	21.2.10Objective - 10		Amend as follows: Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.	Accept in Part		Issue 6: Other Activities.
OS791.13		Burdon, Tim	21.2.10Objective - 10	Support	Approved.	Accept in Part		Issue 6: Other Activities.
OS794.13		Lakes Land Care	21.2.10Objective - 10	Support	Approved.	Accept in Part		Issue 6: Other Activities.
OS806.120		Queenstown Park Limited	21.2.10Objective - 10	Support	See submission for suggested amendments.	Accept in Part		Issue 6: Other Activities.
FS1034.74	600.74	Upper Clutha Environmental Society (Inc.)	21.2.10Objective - 10	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 6: Other Activities.
FS1097.67	217.20	Queenstown Park Limited	21.2.10Objective - 10	Support	Greater opportunity to provide for tourism industry as a business opportunity recognises the importance of enabling diversification, which can better achieve the purpose of the Act.	Accept in Part		Issue 6: Other Activities.
FS1097.148	325.5	Queenstown Park Limited	21.2.10Objective - 10	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1097.191	343.7	Queenstown Park Limited	21.2.10Objective - 10	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Issue 6: Other Activities.
FS1097.237	375.18	Queenstown Park Limited	21.2.10Objective - 10	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Issue 6: Other Activities.
FS1097.269	407.8	Queenstown Park Limited	21.2.10Objective - 10	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Issue 6: Other Activities.
FS1097.646	636.7	Queenstown Park Limited	21.2.10Objective - 10	Support	Support the intent of the submission for the reasons stated in QPL's original submission.	Accept in Part		Issue 6: Other Activities.
FS1097.660	693.11	Queenstown Park Limited	21.2.10Objective - 10	Support	Support the intent of the submission for the reasons stated in QPL's original submission.	Accept in Part		Issue 6: Other Activities.
FS1097.729	430.16	Queenstown Park Limited	21.2.10Objective - 10	Support	For the reasons stated in QPL's submission	Accept in part		Entire Report
FS1097.770	437.41	Queenstown Park Limited	21.2.10Objective - 10	Support	For the reasons outlined in QPL's primary submission	Accept in part		Entire Report
FS1209.74	600.74	Burdon, Richard	21.2.10Objective - 10	Support	Support entire submission	Accept in Part		Issue 6: Other Activities.
FS1287.73	598.45	New Zealand Tungsten Mining Limited	21.2.10Objective - 10	Support	Support in part - That the submission be allowed in its entirety	Accept in Part		Issue 6: Other Activities.
OS343.8		ZJV (NZ) Limited	21.2.10.1	Other	Supports with the following amendments: Policy 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of farms in the rural areas of the district. OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.
OS345.11		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.2.10.1	Other	Supports with the following amendments: Policies 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of farms in the rural areas of the district. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS375.19		Carey-Smith, Jeremy - represented by Brown & Company Planning Group Ltd	21.2.10.1	Support	The following changes are sought: Policy 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of <u>farms in the rural areas of</u> the district. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Issue 6: Other Activities.
OS430.17		Ayrburn Farm Estate Ltd	21.2.10.1	Other	Support -with amendments Requests this objective be modified to "Encourage revenue producing activities that can support the long term sustainability of the rural areas of the district"	Accept in part		Entire Report
OS437.42		Trojan Helmet Limited	21.2.10.1	Other	Requests this reads "Encourage revenue producing activities that can support the long term sustainability of the rural areas of the district."	Accept in part		Entire Report
OS456.28		Hogans Gully Farming Limited	21.2.10.1	Other	The submitter supports the following provision but seeks modifications as follows: 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of <u>farms in the rural areas of</u> the district. OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Accept in Part		Issue 6: Other Activities.
OS598.46		Straterra	21.2.10.1	Other	Policy 21.2.10.1 is supported for the reasons specified in the full submission	Accept in Part		Issue 6: Other Activities.
OS600.73		Federated Farmers of New Zealand	21.2.10.1	Support	Policy 21.2.10.1 is adopted as proposed	Accept in Part		Issue 6: Other Activities.
OS608.60		Darby Planning LP	21.2.10.1	Other	Support in part Amend Policy 21.2.10.1 as follows: <u>Encourage Enable</u> revenue producing activities, <u>including complementary commercial recreation, residential, tourism, and visitor accommodation</u> that <u>diversifies and can support</u> the long term sustainability of farms in the district, <u>particularly where landowners take a comprehensive approach to maintaining and enhancing the natural and physical resources and amenity or other values of the rural area.</u>	Accept in Part		Issue 6: Other Activities.
FS1034.73	600.73	Upper Clutha Environmental Society (Inc.)	21.2.10.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 6: Other Activities.
FS1034.218	608.60	Upper Clutha Environmental Society (Inc.)	21.2.10.1	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.	Reject		Issue 6: Other Activities.
FS1097.192	343.8	Queenstown Park Limited	21.2.10.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Accept in Part		Issue 6: Other Activities.
FS1097.201	345.11	Queenstown Park Limited	21.2.10.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported.	Accept in Part		Issue 6: Other Activities.
FS1097.238	375.19	Queenstown Park Limited	21.2.10.1	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Issue 6: Other Activities.
FS1097.573	608.60	Queenstown Park Limited	21.2.10.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Accept in Part		Issue 6: Other Activities.
FS1097.730	430.17	Queenstown Park Limited	21.2.10.1	Support	Support the intent of the suggested modifications	Accept in part		Entire Report
FS1097.771	437.42	Queenstown Park Limited	21.2.10.1	Support	Support the intent of the suggested amendments, for the reasons outlined in QPL's primary submission	Accept in part		Entire Report
FS1154.9	608.60	Hogans Gully Farm Ltd	21.2.10.1	Support	Supports the amendment to Rural Policies 21.2.10.1 and 21.2.10.2 to include commercial recreation and residential, tourism, for the reasons set out in the submission and in HGFs original submission. Seeks that submission is adopted.	Accept in Part		Issue 6: Other Activities.
FS1158.5	608.60	ZJV (NZ) Ltd	21.2.10.1	Support	Supports the amendment to Rural Policies 21.2.10.1 and 21.2.10.2 to include commercial recreation and residential, tourism. Seeks that the submission is adopted.	Accept in Part		Issue 6: Other Activities.
FS1209.73	600.73	Burdon, Richard	21.2.10.1	Support	Support entire submission	Accept in Part		Issue 6: Other Activities.
FS1287.74	598.46	New Zealand Tungsten Mining Limited	21.2.10.1	Support	Support in part - That the submission be allowed in its entirety	Accept in Part		Issue 6: Other Activities.
OS339.43		Alty, Evan	21.2.10.2	Other	Amend as follows: Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and <u>nature conservation natural</u> -values.	Accept in Part		Issue 6: Other Activities.
OS356.24		X-Ray Trust Limited	21.2.10.2	Other	Amend Policy 21.2.10.2, as follows: " <u>Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and/ or enhances landscape quality, character, rural amenity, and/ or natural values.</u> "	Accept in Part		Issue 6: Other Activities.

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS430.18		Ayrburn Farm Estate Ltd	21.2.10.2	Support	Reason for the change is to ensure that the sustainability applies to the natural and physical resources of the rural areas and is not exclusively about the sustainability of "farming" as farming is not economically sustainable in many parts of the District	Accept in part		Entire Report
OS598.47		Straterra	21.2.10.2	Other	Policy 21.2.10.2 is supported for the reasons specified in the full submission	Accept in Part		Issue 6: Other Activities.
OS608.61		Darby Planning LP	21.2.10.2	Other	Support in part Amend Policy 21.2.10.2 as follows: Ensure that revenue producing activities, <u>including commercial recreation, residential, tourism, and visitor accommodation</u> utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural values.	Accept in Part		Issue 6: Other Activities.
OS621.68		Real Journeys Limited	21.2.10.2		Amend Policy as follows: Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that generally maintains and enhances significant landscape values quality, character, rural amenity, and natural values.	Accept in Part		Issue 6: Other Activities.
OS624.30		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.10.2		Amend Policy as follows: Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that generally maintains and enhances significant landscape values quality, character, rural amenity, and natural values.	Reject		Issue 6: Other Activities.
OS706.35		Forest and Bird NZ	21.2.10.2		Amend as follows: Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and <u>nature conservation</u> natural values.	Accept in Part		Issue 6: Other Activities.
OS810.40		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.2.10.2		Amend Policy 21.2.10.2 Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, <u>Manawhenua values</u> , character, rural amenity, and natural values.	Accept in Part		Issue 6: Other Activities.
FS1034.219	608.61	Upper Clutha Environmental Society (Inc.)	21.2.10.2	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.	Reject		Issue 6: Other Activities.
FS1097.162	339.43	Queenstown Park Limited	21.2.10.2	Oppose	Submitter requests policy is amended by replacing 'natural values' with 'nature conservation values'. This amendment is unnecessary.	Accept in Part		Issue 6: Other Activities.
FS1097.213	356.24	Queenstown Park Limited	21.2.10.2	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Issue 6: Other Activities.
FS1097.574	608.61	Queenstown Park Limited	21.2.10.2	Support	Support the intent of the submission for the reasons stated -in QPL's original submission	Accept in Part		Issue 6: Other Activities.
FS1097.731	430.18	Queenstown Park Limited	21.2.10.2	Support	For the reasons outlined in QPL's primary submission.	Accept in part		Entire Report
FS1154.10	608.61	Hogans Gully Farm Ltd	21.2.10.2	Support	Supports the amendment to Rural Policies 21.2.10.1 and 21.2.10.2 to include commercial recreation and residential, tourism, for the reasons set out in the submission and in HGFs original submission. Seeks that submission is adopted.	Accept in Part		Issue 6: Other Activities.
FS1158.6	608.61	ZJV (NZ) Ltd	21.2.10.2	Support	Supports the amendment to Rural Policies 21.2.10.1 and 21.2.10.2 to include commercial recreation and residential, tourism. Seeks that the submission is adopted.	Accept in Part		Issue 6: Other Activities.
FS1162.89	706.35	Cooper, James Wilson - represented by GTODD Law	21.2.10.2	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Issue 6: Other Activities.
FS1287.75	598.47	New Zealand Tungsten Mining Limited	21.2.10.2	Support	Support in part - That the submission be allowed in its entirety	Accept in Part		Issue 6: Other Activities.
OS339.44		Alty, Evan	21.2.10.3	Other	Amend as follows: Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape <u>and nature conservation</u> values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.	Accept in Part		Issue 6: Other Activities.
OS430.19		Ayrburn Farm Estate Ltd	21.2.10.3	Support	Reason for the change is to ensure that the sustainability applies to the natural and physical resources of the rural areas and is not exclusively about the sustainability of "farming" as farming is not economically sustainable in many parts of the District	Accept in part		Entire Report
OS600.75		Federated Farmers of New Zealand	21.2.10.3	Support	Policy 21.2.10.3 is adopted as proposed	Accept in Part		Issue 6: Other Activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS608.62		Darby Planning LP	21.2.10.3	Other	Support in part Amend Policy 21.2.10.3 as follows: Recognise that the establishment of complementary activities such as commercial recreation, <u>recreation, tourism</u> or visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.	Accept in Part		Issue 6: Other Activities.
OS621.69		Real Journeys Limited	21.2.10.3		Amend Policy as follows: Recognise that the establishment of complementary activities, particularly tourism activities, such as commercial recreation, or visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.	Accept in Part		Issue 6: Other Activities.
OS624.31		Columb, D & M - represented by John Edmonds + Associates Ltd	21.2.10.3		Amend Policy as follows: Recognise that the establishment of complementary activities, particularly tourism activities, such as commercial recreation, or visitor accommodation located within farms may enables provides for peoples wellbeing and the sustainable management of the rural land resource landscape values to be sustained in the longer term. Such positive effects should shall be taken into account in the assessment of any resource consent applications.	Reject		Issue 6: Other Activities.
OS706.36		Forest and Bird NZ	21.2.10.3		Amend as follows: Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape <u>and nature conservation</u> values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.	Accept in Part		Issue 6: Other Activities.
FS1034.75	600.75	Upper Clutha Environmental Society (Inc.)	21.2.10.3	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 6: Other Activities.
FS1034.220	608.62	Upper Clutha Environmental Society (Inc.)	21.2.10.3	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.	Reject		Issue 6: Other Activities.
FS1097.163	339.44	Queenstown Park Limited	21.2.10.3	Support	Submitter requests inclusion of 'nature conservation values'. It is relevant to recognise that it is both landscape and nature conservation values that can be improved through diversification into activities such as commercial recreation and tourism.	Accept in Part		Issue 6: Other Activities.
FS1097.575	608.62	Queenstown Park Limited	21.2.10.3	Support	Support the intent of the submission for the reasons stated -in QPL's original submission	Accept in Part		Issue 6: Other Activities.
FS1097.671	706.36	Queenstown Park Limited	21.2.10.3	Support	Support recognition that enabling commercial and tourism activities can help to maintain and enhance nature conservation values.	Accept in Part		Issue 6: Other Activities.
FS1097.732	430.19	Queenstown Park Limited	21.2.10.3	Support	Support the intent of the suggested modifications	Accept in part		Entire Report
FS1152.8	621.69	Kawarau Jet Services Holdings Ltd	21.2.10.3	Oppose	That the submission is rejected, on the basis that the intent is achieved through existing provisions or other amendments.	Accept in Part		Issue 6: Other Activities.
FS1162.90	706.36	Cooper, James Wilson - represented by GTODD Law	21.2.10.3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Issue 6: Other Activities.
FS1209.75	600.75	Burdon, Richard	21.2.10.3	Support	Support entire submission	Accept in Part		Issue 6: Other Activities.
OS217.21		Berriman, Jay	21.2.11Objective - 11	Other	Clarification regarding the activity of Commercial ballooning in the district.	Reject		Objective 21.2.11 and comment on the definition.
OS285.17		MacColl, Debbie	21.2.11Objective - 11	Other	Amend to include that the location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation.	Reject		Informal Airports
OS288.4		Limited, Barn Hill	21.2.11Objective - 11	Other	Add 'The location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation'.	Reject		Informal Airports
OS288.7		Limited, Barn Hill	21.2.11Objective - 11	Other	Add 'The location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation'.	Reject		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS571.1		Totally Tourism Limited	21.2.11Objective - 11	Support	Support Objective 21.2.11, Policy 21.2.11.1, and Policy 21.2.11.2, which support and inform rules 21.5.2.5, 21.5.2.6, and 36.5.13; and such further or consequential or alternative amendments necessary to give effect to this submission (in its entirety).	Accept in Part		Informal Airports
OS607.33		Te Anau Developments Limited	21.2.11Objective - 11		Amend Objective as follows: Manage the location, scale and intensity of New informal airports are provided for and existing informal airports are protected from surrounding incompatible land use activities.	Reject		Objective 21.2.4 covers legally established activities.
OS723.4		Wakatipu Aero Club	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS723.7		Wakatipu Aero Club	21.2.11Objective - 11	Other	New policy. " <u>Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects</u> " -	Accept in Part		Informal Airports
OS730.4		Snow, Adrian - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS730.7		Snow, Adrian - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	New policy. " <u>Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects</u> " -	Accept in Part		Informal Airports
OS732.4		Revell William Buckham	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS732.7		Revell William Buckham	21.2.11Objective - 11	Other	New policy. " <u>Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects</u> " -	Accept in Part		Informal Airports
OS734.4		Connor, Kerry - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS734.7		Connor, Kerry - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	New policy. " <u>Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects</u> " -	Accept in Part		Informal Airports
OS736.4		Southern Lakes Learn to Fly Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS736.7		Southern Lakes Learn to Fly Limited	21.2.11Objective - 11	Other	New policy. "Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects" -	Accept in Part		Informal Airports
OS738.4		Sproull, Hank - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS738.7		Sproull, Hank - represented by Town Planning Group Limited	21.2.11Objective - 11	Other	New policy. "Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects" -	Accept in Part		Informal Airports
OS739.4		Southern Lakes Learn to Fly Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS739.7		Southern Lakes Learn to Fly Limited	21.2.11Objective - 11	Other	New policy. "Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects" -	Accept in Part		Informal Airports
OS760.4		Southern Lakes Aviation Limited	21.2.11Objective - 11	Other	Condition support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See submission for full details.	Accept in Part		Informal Airports
OS760.7		Southern Lakes Aviation Limited	21.2.11Objective - 11	Other	New policy. "Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects" -	Accept in Part		Informal Airports
OS843.3		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.11Objective - 11	Other	This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted.	Accept in Part		Informal Airports
FS1066.4	730.4	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.11Objective - 11	Support	That the whole submission be allowed.	Reject		Objective 21.2.4 covers legally established activities.
FS1066.7	730.7	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.11Objective - 11	Support	That the whole submission be allowed.	Reject		Objective 21.2.4 covers legally established activities.
FS1245.33	723.7	Totally Tourism Limited	21.2.11Objective - 11	Support	Supports in part. Supports the submitter 607.35 proposed policy wording as a way of protecting existing informal airports from the issue of reverse sensitivity. Seeks that these submissions are allowed in part with the addition of a new policy as drafted by the submitter 607.35	Reject		Objective 21.2.4 covers legally established activities.
OS122.3		Skydive Queenstown Limited	21.2.11.1	Other	Delete words following 'managed' and insert 'in accordance with CAA regulations'.	Reject		The focus is on the impacts from an RMA perspective, not deferring to CAA regulations.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS385.2		Wright, Frank	21.2.11.1	Oppose	Change 21.2.11.1 to read: Recognise that all existing informal airports and their take off and landing flight paths are an appropriate activity within the rural environment and shall be protected from the surrounding rural amenity and all future development should recognise those informal airports and its operation.	Reject		Objective 21.2.4 covers legally established activities.
OS600.76		Federated Farmers of New Zealand	21.2.11.1	Support	Policy 21.2.11.1 is adopted as proposed	Accept		Informal Airports
OS607.34		Te Anau Developments Limited	21.2.11.1		Amend Policy as follows: Recognise that informal airports are an appropriate activity within the rural environment, provided the informal airport is located, operated and managed so as to <u>minimise avoid, remedy, or mitigate</u> adverse effects on the surrounding <u>existing</u> rural amenity <u>values</u> .	Reject		Grannatical changes that do not offer added value.
OS723.5		Wakatipu Aero Club	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS730.5		Snow, Adrian - represented by Town Planning Group Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS732.5		Revell William Buckham	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS734.5		Connor, Kerry - represented by Town Planning Group Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS736.5		Southern Lakes Learn to Fly Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS738.5		Sproull, Hank - represented by Town Planning Group Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS739.5		Southern Lakes Learn to Fly Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS760.5		Southern Lakes Aviation Limited	21.2.11.1	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS843.4		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.11.1	Other	This policy is supported providing the changes to the location and frequency controls requested by the submitter are adopted.	Accept in Part		Informal Airports
FS1034.76	600.76	Upper Clutha Environmental Society (Inc.)	21.2.11.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Informal Airports
FS1066.5	730.5	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.11.1	Support	That the whole submission be allowed.	Reject		Informal Airports
FS1209.76	600.76	Burdon, Richard	21.2.11.1	Support	Support entire submission	Accept		Informal Airports
OS285.19		MacColl, Debbie	21.2.11.2	Other	Amend to 'Protect Informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flights paths for those informal airports especially in relation to fixed wing aircraft'.	Reject		Informal Airports
OS288.6		Limited, Barn Hill	21.2.11.2	Other	Delete the policy and change to 'Protect Informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flights paths for those informal airports especially in relation to fixed wing aircraft'.	Reject		Informal Airports
OS385.3		Wright, Frank	21.2.11.2	Oppose	Change 21.2.11.2 to read. Protect informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flight paths for those informal airports especially in relation to fixed wing aircraft.	Reject		Objective 21.2.4 covers legally established activities.
OS607.35		Te Anau Developments Limited	21.2.11.2		Amend Policy as follows: Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports. Protect existing informal airports from incompatible land use activities.	Reject		Objective 21.2.4 covers legally established activities.
OS723.6		Wakatipu Aero Club	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS730.6		Snow, Adrian - represented by Town Planning Group Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS732.6		Revell William Buckham	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS734.6		Connor, Kerry - represented by Town Planning Group Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS736.6		Southern Lakes Learn to Fly Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS738.6		Sproull, Hank - represented by Town Planning Group Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports

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OS739.6		Southern Lakes Learn to Fly Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS760.6		Southern Lakes Aviation Limited	21.2.11.2	Other	Conditional Support: "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted." Reference to informal airports. See full submission for details.	Accept in Part		Informal Airports
OS843.5		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.11.2	Other	This policy is supported providing the changes to the location and frequency controls requested by the submitter are adopted.	Accept in Part		Informal Airports
OS843.6		Shai Lanuel - represented by Skytrek Tandems Ltd	21.2.11.2		Introduce a new policy that recognises and protects existing informal airports and their associated activity from reverse sensitivity effect. <u>Policy: Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects.</u>	Accept in Part		Informal Airports
FS1066.6	730.6	Aircraft Owners and Pilots Associates (NZ) Inc	21.2.11.2	Support	That the whole submission be allowed.	Reject		Informal Airports
FS1132.33	607.35	Federated Farmers of New Zealand	21.2.11.2	Oppose	Within the rural zone, the focus should be to ensure informal airports are compatible with the primary uses of the rural zone; particularly farming and associated activities. It should not be required that rural production activities should demonstrate compatibility with informal airports.	Accept		Objective 21.2.4 covers legally established activities.
FS1245.32	607.35	Totally Tourism Limited	21.2.11.2	Support	Supports in part. Supports the submitter 607.35 proposed policy wording as a way of protecting existing informal airports from the issue of reverse sensitivity. Seeks that these submissions are allowed in part with the addition of a new policy as drafted by the submitter 607.35	Accept in Part		Objective 21.2.4 covers legally established activities.
OS117.19		Lawton, Maggie	21.2.12Objective - 12	Other	Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.	Reject		Entire report and specifically S30 and 31 RMA
OS167.1		Queenstown Rafting Limited	21.2.12Objective - 12	Oppose	Generally supports this objective and related policies 21.2.12.3, 21.2.12.4, 21.2.12.6 and 21.2.12.10 but seeks the rules 21.5.39 and 21.5.43 are deleted.	Accept in Part		Objective 21.2.12
OS243.22		Byrch, Christine	21.2.12Objective - 12	Support	Support objective: 21.2.12.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat. However, I do not see any standards to support it and I think you need to add 'areas of high amenity value' to the list in the last sentence.	Accept		Objective 21.2.12
OS307.3		Kawarau Jet Services Holdings Ltd	21.2.12Objective - 12	Other	Amend as follows: Protect, maintain or enhance the surface of lakes and rivers and the margins <u>as far as possible while providing for a wide range of appropriate recreational and commercial recreational activities.</u>	Reject		Objective 21.2.12
OS339.45		Alty, Evan	21.2.12Objective - 12	Other	Amend as follows: Protect, - Preserve, maintain or enhance the surface of lakes and rivers and their margins.	Reject		Objective 21.2.12
OS356.25		X-Ray Trust Limited	21.2.12Objective - 12	Support	Retain Objective 21.2.12	Accept		Objective 21.2.12
OS600.77		Federated Farmers of New Zealand	21.2.12Objective - 12	Support	Objective 21.2.13 is adopted as proposed	Accept		Objective 21.2.12
OS607.29		Te Anau Developments Limited	21.2.12Objective - 12		Amend objective 21.2.12 and supporting policies to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, are specifically provided for.	Reject		Objective 21.2.12
OS621.59		Real Journeys Limited	21.2.12Objective - 12		Amend objective as follows Protect, maintain and enhance the surface of lakes and rivers and their margins are safeguarded from inappropriate use and development.	Reject		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.70		Real Journeys Limited	21.2.12Objective - 12		Amend objective or delete and replace it with a new objective that provides for the benefits associated with achieve a public transport system. Suggested wording is: Protect, maintain and enhance the surface of lakes and rivers and their margins. Recognise the importance of providing a water based public transport system while avoiding, remedying or mitigating the adverse effects of activities and structures on the surface of lakes and rivers and their margins.	Reject		Objective 21.2.12
OS706.37		Forest and Bird NZ	21.2.12Objective - 12		Amend as follows: Protect, Preserve, maintain or enhance the surface of lakes and rivers and their margins.	Reject		Objective 21.2.12
OS755.17		Guardians of Lake Wanaka	21.2.12Objective - 12		This objective and associated policies (except for 21.2.12.5) limit their focus to "Protect, maintain or enhance the surface of lakes and rivers and their margins". This seems odd. Why? Does this have something to do with the split responsibilities between the District and Regional Councils?	Reject		Enttire report and specifically S30 and 31 RMA
OS758.1		Jet Boating New Zealand	21.2.12Objective - 12	Support	Seeks to maintain surface water recreational opportunities and activities on the lakes, rivers and streams of the district while avoiding adverse effects on the environment.	Accept		Objective 21.2.12
OS766.18		Queenstown Wharves GP Limited	21.2.12Objective - 12		Oppose in part. Remove repetition and complexity by recognising that this matter is addressed by objective 6.3.6. Amend Objective 21.2.12 and associated policies to support provision of water based public transport, and to restrict the construction of any jetties, moorings and marinas that are constructed for personal use. Insert an additional objective and associated policy that recognises the benefits associated with providing a water based public transport system that links activities along the Kawarau river to the Frankton Arm and Queenstown Bay. Such an objective could read: <u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation resource.</u> <u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based public transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u>	Reject		Objective 21.2.12
OS806.121		Queenstown Park Limited	21.2.12Objective - 12	Other	Amend. Remove repetition and complexity by recognising that Amend to support provision of water based public transport: 21.2.12 Objective - Protect, maintain or enhance, Avoid, remedy or mitigate the adverse effects of activities and structures on the surface of lakes and rivers and their margins.	Reject		Objective 21.2.12
OS806.122		Queenstown Park Limited	21.2.12Objective - 12	Other	Insert: <u>Objective ~ Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation resource.</u> Policy <u>Recognise and provide for the benefits associated with provision of a water based public transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u>	Reject		Objective 21.2.12
FS1015.8	339.45	Straterra	21.2.12Objective - 12	Oppose	I seek that 339.45 be allowed, subject to the proposed amendments below: "Preserve, Maintain or enhance the surface of lakes and rivers and their margins, and protect these values from inappropriate subdivision, use, and development."	Reject		Objective 21.2.12
FS1015.113	706.37	Straterra	21.2.12Objective - 12	Oppose	I seek that 706.37 be allowed, subject to the proposed amendments below: "Protect, Preserve, maintain or enhance the surface of lakes and rivers and their margins from inappropriate subdivision, use, and development."	Accept in Part		Objective 21.2.12
FS1015.124	758.1	Straterra	21.2.12Objective - 12	Oppose	I seek that 758.1 be allowed, subject to the proposed amendments below: "Seeks to maintain surface water recreational opportunities and activities on the lakes, rivers and streams of the district while avoiding adverse effects on the environment, from said activities."	Reject		Objective 21.2.12
FS1034.77	600.77	Upper Clutha Environmental Society (Inc.)	21.2.12Objective - 12	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Objective 21.2.12
FS1097.140	307.3	Queenstown Park Limited	21.2.12Objective - 12	Support	Support for the reasons outlined in QPL's primary submission.	Accept in part		Objective 21.2.12
FS1097.556	607.29	Queenstown Park Limited	21.2.12Objective - 12	Support	Support the intent of the submission for the reasons stated in QPL's original submission.	Reject		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.613	621.70	Queenstown Park Limited	21.2.12Objective - 12	Support	Support the intent of the submission for the reasons stated in QPL's primary submission.	Reject		Objective 21.2.12
FS1115.6	621.70	Queenstown Wharves Limited	21.2.12Objective - 12	Support	Support for the reasons outlined in QWL's primary submission.	Reject		Objective 21.2.12
FS1152.11	758.1	Kawarau Jet Services Holdings Ltd	21.2.12Objective - 12	Support	That the submission is adopted subject to the amendments sought by KJet to Objective 21.2.12 in its original submission.	Reject		Objective 21.2.12
FS1152.12	766.18	Kawarau Jet Services Holdings Ltd	21.2.12Objective - 12	Support	That the submission is adopted.	Reject		Objective 21.2.12
FS1162.91	706.37	Cooper, James Wilson - represented by GTODD Law	21.2.12Objective - 12	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Objective 21.2.12
FS1209.77	600.77	Burdon, Richard	21.2.12Objective - 12	Support	Support entire submission	Accept		Objective 21.2.12
FS1224.22	243.22	Matakauri Lodge Limited	21.2.12Objective - 12	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Reject		Not related to Surface of water activities.
FS1235.1	806.121	Jet Boating New Zealand	21.2.12Objective - 12	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Reject		Objective 21.2.12
FS1235.2	806.122	Jet Boating New Zealand	21.2.12Objective - 12	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
FS1235.16	621.70	Jet Boating New Zealand	21.2.12Objective - 12	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept		Objective 21.2.12
FS1341.12	766.18	Real Journeys Limited	21.2.12Objective - 12	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Reject		Objective 21.2.12
OS766.19		Queenstown Wharves GP Limited	21.2.12.1	Oppose	Delete.	Reject		Entire report including statutory overview. The policy is appropriate and provides a thread from the higher order Strategic Direction provisions.
OS810.41		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.2.12.1		Amend policy 21.2.12.1 Have regard to <u>wahi tupuna, access requirements</u> , statutory obligations, the spiritual beliefs, cultural traditions and practices of Tangata Whenua Manawhenua where activities are undertaken on the surface of lakes and rivers and their margins.	Reject		Refer to the S42a report on Chapter 5 Tangata Whenua.
FS1341.13	766.19	Real Journeys Limited	21.2.12.1	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Reject		Entire report including statutory overview
OS621.71		Real Journeys Limited	21.2.12.2		Amend Policy as follows: Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river specifically in or referred to by this district plan.	Reject		The policy as notified is appropriate. The amendment offers no added value or balance.
OS766.20		Queenstown Wharves GP Limited	21.2.12.2	Support	Retain.	Accept		Objective 21.2.12
OS806.123		Queenstown Park Limited	21.2.12.2	Other	Support/amend Retain Policy 21.2.12.2, and amend by identifying anticipated high level of activity within the Kawarau River. Seek amendments to also recognise that the Kawarau River provides an important strategic link for the provision of a water based public transport system.	Reject		This matter would be taken into consideration at the time of resource consent. it is not appropriate to have a bespoke policy.
FS1097.617	621.71	Queenstown Park Limited	21.2.12.2	Support	Support recognition of the ability to provide access to a wide range of recreational experiences on lakes and rivers; subject to recognising the importance of providing water based public transport opportunities	Reject		Objective 21.2.12
FS1235.3	806.123	Jet Boating New Zealand	21.2.12.2	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.72		Real Journeys Limited	21.2.12.3		Amend policy as follows: (i) Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat. (ii) Provide for the frequent use, large scale and potentially intrusive commercial activities along the Kawarau River or the Frankton Arm.	Reject		Objective 21.2.12
OS649.15		Southern District Health Board	21.2.12.3	Support	Support inclusion of noise and vibration. For the following reasons. Noise and vibration can create adverse effects upon people and communities	Accept		Objective 21.2.12
OS766.21		Queenstown Wharves GP Limited	21.2.12.3	Other	Oppose in part. Amend Policy 12.2.12.3 to recognise the importance of public transport facilities. Clarify that the policy does not apply to the stretch of the Kawarau River between the Kawarau Falls and Chard Farm winery, and nor does it apply to the Frankton Arm. The Policy could be amended to read: 21.2.12.3 Recognise the importance of providing a water based public transport system, while avoiding or mitigating the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat.	Reject		Objective 21.2.12
OS806.124		Queenstown Park Limited	21.2.12.3	Other	Amend Policy 12.2.12.3 to clarify that it does not apply to the stretch of the Kawarau River between the Kawarau Falls and Chard Farm winery.	Reject		Objective 21.2.12
FS1097.618	621.72	Queenstown Park Limited	21.2.12.3	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link.	Reject		Objective 21.2.12
FS1235.4	806.124	Jet Boating New Zealand	21.2.12.3	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
FS1235.17	621.72	Jet Boating New Zealand	21.2.12.3	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Reject		Objective 21.2.12
OS339.46		Alty, Evan	21.2.12.4	Other	Amend as follows; Recognise the white-water , <u>wild and scenic</u> values of the District's rivers and, in particular, the values of the Kawarau , <u>Nevis</u> and Shotover Rivers as two -three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic.	Accept		Objective 21.2.12
OS706.38		Forest and Bird NZ	21.2.12.4		Amend as follows; Recognise the white-water , <u>wild and scenic</u> values of the District's rivers and, in particular, the values of the Kawarau , <u>Nevis</u> and Shotover Rivers as two -three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic.	Accept		Objective 21.2.12
OS766.22		Queenstown Wharves GP Limited	21.2.12.4	Other	Oppose in part. Amend Policy to clarify that it does not apply to the Kawarau River between the Kawarau Falls and Chard Farm winery.	Reject		Objective 21.2.12
OS806.125		Queenstown Park Limited	21.2.12.4		Amend Policy 21.2.12.4 to clarify that it does not apply to the Kawarau River between the Kawarau Falls and Chard Farm winery.	Reject		Objective 21.2.12
FS1162.92	706.38	Cooper, James Wilson - represented by GTODD Law	21.2.12.4	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Objective 21.2.12
FS1235.5	806.125	Jet Boating New Zealand	21.2.12.4	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
OS339.47		Alty, Evan	21.2.12.5	Support	Supports the policy.	Accept		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.73		Real Journeys Limited	21.2.12.5		Amend policy as follows: Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate development, with particular regard to places with significant indigenous vegetation, nesting and spawning areas, the intrinsic values of ecosystems, services and areas of significant indigenous fauna habitat and recreational values.	Reject		Objective 21.2.12
OS706.39		Forest and Bird NZ	21.2.12.5		Supports the policy.	Accept		Objective 21.2.12
OS766.23		Queenstown Wharves GP Limited	21.2.12.5	Other	Support in part. Amend to recognise and provide for the importance of the Kawarau River and the Frankton Arm as a strategic public transport link. 21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values. <u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm and the Frankton Arm, provide an important resource for water based transportation link.</u>	Reject		Objective 21.2.12
OS806.126		Queenstown Park Limited	21.2.12.5	Other	Amend 21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values. <u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm. is an important resource for water based transportation link.</u>	Reject		Objective 21.2.12
FS1162.93	706.39	Cooper, James Wilson - represented by GTODD Law	21.2.12.5	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Objective 21.2.12
FS1235.6	806.126	Jet Boating New Zealand	21.2.12.5	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Reject		Objective 21.2.12
OS194.2		Ecroyd, John	21.2.12.6	Support	I would like to see the possibility of private investment/donations included in Policy 21.2.12.6. An example of this would be the upgrade of the Mackay Street marina.	Reject		Objective 21.2.12
OS301.1		Austin, Tim	21.2.12.6	Support	Add the words 'including jetty's and launching facilities' to the policy.	Reject		Objective 21.2.12
OS766.24		Queenstown Wharves GP Limited	21.2.12.6	Other	Retain Policy 21.2.12.6 and amend to recognise the importance of the Kawarau River between the Kawarau Falls and Chard Farm as a strategic transport link, recognising the importance of providing infrastructure. Recognise the importance of the Frankton Arm as a public transport link.	Reject		Objective 21.2.12
OS806.127		Queenstown Park Limited	21.2.12.6	Other	Support/amend. Retain Policy 21.2.12.6 and amend to recognise the importance of the Kawarau River between the Kawarau Falls and Chard Farm as a strategic transport link.	Reject		Objective 21.2.12
FS1235.7	806.127	Jet Boating New Zealand	21.2.12.6	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
OS519.46		New Zealand Tungsten Mining Limited	21.2.12.7	Oppose	Amend Policy 21.2.12.7 as follows: Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, <u>remedied</u> , or mitigated.	Accept		Adding the word 'remedies' relates to clarity in the context of this effects focused policy.
OS766.25		Queenstown Wharves GP Limited	21.2.12.7	Other	Support in part. Amend to recognise the importance of the Kawarau River and Frankton Arm as a transport link and provision of necessary infrastructure. Amend to include word 'remedy'.	Reject		Objective 21.2.12
OS806.128		Queenstown Park Limited	21.2.12.7	Other	Support/amend. Amend Policy 21.2.12.7 to recognise the importance of the Kawarau River as an important strategic public transport link, and provision of infrastructure that supports public transport also facilitates access and enjoyment of the river and its margins. Amend to include the word "remedy".	Reject		Objective 21.2.12
FS1015.82	519.46	Straterra	21.2.12.7	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Objective 21.2.12
FS1235.8	806.128	Jet Boating New Zealand	21.2.12.7	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1356.46	519.46	Cabo Limited	21.2.12.7	Oppose	All the relief sought be declined	Accept in Part		Objective 21.2.12
OS194.1		Ecroyd, John	21.2.12.8	Support	Insert into Policy 21.2.12.8 the word 'jetty and other structures' which would read '...use of marinas, jetty and other structures in a way...' I would like to see the possibility of private investment/donations included in Policy 21.2.12.6. An example of this would be the upgrade of the Mackay Street marina. I would also like to see some rules managing the kayaks in Roys Bay. Perhaps putting a kayak lane out to Ruby Island from Waterfall Creek.	Accept in Part		Objective 21.2.12
OS621.74		Real Journeys Limited	21.2.12.8		Amend policy as follows: Provide for Encourage the development and use of marinas in a way that avoids or, where necessary, remedies and mitigates adverse effects on the environment.	Accept in Part		Objective 21.2.12
OS766.26		Queenstown Wharves GP Limited	21.2.12.8	Oppose	Delete or amend so that it supports the provision of water based public transport and necessary infrastructure and otherwise addresses the effects of activities on the Districts lakes and rivers (as opposed to providing specifically for marinas). 21.2.12.8 Encourage the development and use of marinas in a way that <u>a water based public transport system including necessary infrastructure, in a way that as far as possible</u> avoids or, where necessary, remedies and mitigates adverse effects on the environment.	Reject		Objective 21.2.12
OS806.129		Queenstown Park Limited	21.2.12.8	Other	Oppose/amend. Either: • Delete Policy 21.2.12.8; or • Amend as follows: 21.2.12.8 Encourage the development and use of marinas in a way that <u>a water based public transport system including necessary infrastructure, in a way that as far as possible</u> avoids or, where necessary, remedies and mitigates adverse effects on the environment	Reject		Objective 21.2.12
FS1235.9	806.129	Jet Boating New Zealand	21.2.12.8	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
FS1341.14	766.26	Real Journeys Limited	21.2.12.8	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Reject		Objective 21.2.12
OS621.75		Real Journeys Limited	21.2.12.9		Amend policy as follows: Take into account the potential adverse effects on nature conservation values from the boat wake of commercial jet boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.	Reject		Objective 21.2.12
OS806.130		Queenstown Park Limited	21.2.12.9	Other	Support/amend Amend to enable continued commercial jet boat use, while recognising that management techniques can be used to appropriately manage effects. The policies should also recognise the importance of the Kawarau River as a water based public transport link.	Reject		Objective 21.2.12
FS1152.9	621.75	Kawarau Jet Services Holdings Ltd	21.2.12.9	Support	That the submission is adopted. KJet supports this submission as safety is the critical aspect of the commercial use of the District's waterways. Protecting existing operators is important, with any growth needing to be as safe as practicable.	Reject		Objective 21.2.12
FS1152.14	806.130	Kawarau Jet Services Holdings Ltd	21.2.12.9	Support	That the submission is adopted. KJet supports the submitter's request that Rural Policy 21.2.12.9 is amended to recognise that management techniques can be used to appropriately manage effects from commercial jet boat use.	Reject		Objective 21.2.12
FS1235.10	806.130	Jet Boating New Zealand	21.2.12.9	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Accept in Part		Objective 21.2.12
FS1333.6	621.75	Queenstown Rafting Limited	21.2.12.9	Support	Make the amendments to the provisions of the Proposed District Plan as per submission points (7), (75) and (79) of the submission.	Reject		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS621.76		Real Journeys Limited	21.2.12.10		Amend policy as follows: Protect historical and well established commercial boating operations from incompatible activities and manage new commercial operations to ensure that the nature, scale and number of new commercial boating operators and/or commercial boats on waterbodies do not exceed levels where the safety of passengers and other users of the water body cannot be assured.	Accept in Part		Objective 21.2.12
OS806.131		Queenstown Park Limited	21.2.12.10	Other	Support/amend Amend to enable continued commercial jet boat use, while recognising that management techniques can be used to appropriately manage effects. The policies should also recognise the importance of the Kawarau River as a water based public transport link.	Reject		Objective 21.2.12
FS1152.15	806.131	Kawarau Jet Services Holdings Ltd	21.2.12.10	Support	That the submission is adopted. KJet submitter's request that Rural Policy 21.2.12.10 is amended to recognise that management techniques can be used to appropriately manage effects from commercial jet boat use.	Reject		Objective 21.2.12
FS1235.11	806.131	Jet Boating New Zealand	21.2.12.10	Oppose	Oppose in part. The Kawarau River is an important resource for recreational users including jet boating activities. JBNZ is concerned that recognition of the river in this area as a water based public transport system could restrict recreational access and use.	Reject		Objective 21.2.12
OS217.22		Berriman, Jay	21.2.13Objective - 13	Support	Supports the provisions.	Accept		21.2.13 Objective 13
OS501.10		Woodlot Properties Limited	21.2.13Objective - 13		Little Stream Limited have applied to the Council for an identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. If this resource consent RM150231 is refused by Council then we seek the identification of a Rural Industrial Sub-zone over the flat part of the property that was formerly used for fire wood production.		Deferred to the hearing on mapping	
OS805.55		Transpower New Zealand Limited	21.2.13Objective - 13	Other	Support with amendments. Amend to: Enable rural industrial <u>and infrastructure</u> activities within the Rural Industrial Sub Zones, that support rural based activities including farming and rural productive activities, <u>while avoiding, remedying or mitigating effects on protecting, maintaining and enhancing</u> rural character, amenity and landscape values.	Reject		The Rural Industrial subzone is a distinct location from the remainder of the Rural Zone. The Character and visual amenity of these areas would lend themselves to infrastructure and it is inherent that because of the permitted activities in this sub zone there will be infrastructure location within it.
OS806.132		Queenstown Park Limited	21.2.13Objective - 13	Other	Neutral. Seek clarification as to where the rural industrial sub zones are located.	Accept in Part		Refer to Planning Map 11a Luggate.
FS1102.10	501.10	Cranfield, Bob and Justine	21.2.13Objective - 13	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to the hearing on mapping	
FS1270.90	501.10	Hansen Family Partnership	21.2.13Objective - 13	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Deferred to the hearing on mapping	
FS1289.10	501.10	Oasis In The Basin Association	21.2.13Objective - 13	Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	
OS303.2		Maluschign, Steve	21.3Other Provisions and Rules	Support	I would advocate maintenance and/or provision of transport corridors for low impact modes of transport eg. bicycles, electric 2 wheeled vehicles. Between residential and high public use areas through the rural environment. I would like to see continued pressure and negotiation for a direct connection between Newcastle road and the Hawea River track/alternative transport corridor.		Out of scope outside TLA/DP function	
OS805.57		Transpower New Zealand Limited	21.3.1District Wide	Other	Support with amendments. Amend to: Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid</u> . All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Accept in Part		Entire report
OS806.133		Queenstown Park Limited	21.3.3.5	Oppose	Delete clarification point 21.3.3.5.	Reject		Entire report
OS45.8		Horlor, Maree	21.3.3.7	Support	Supports the provisions	Accept		Entire report
OS45.9		Horlor, Maree	21.3.3.7	Support	Supports the Provisions	Accept		Entire report

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS519.47		New Zealand Tungsten Mining Limited	21.3.3.7	Oppose	Amend 21.3.3.7 as follows: The existence of a farm building either permitted or approved by resource consent under Table 4 - Farm Buildings shall not be considered the permitted baseline for residential or other non-farming-activity development within the Rural Zone.	Reject		Entire report
OS806.134		Queenstown Park Limited	21.3.3.7	Oppose	Delete clarification point 21.3.3.7.	Reject		Entire report
FS1015.83	519.47	Straterra	21.3.3.7	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Entire report
FS1356.47	519.47	Cabo Limited	21.3.3.7	Oppose	All the relief sought be declined	Reject		Entire report
OS610.6		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.3.3.8	Other	Support in part. Amend Provisions 21.3.3.8, as follows: The Ski Area and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary. <u>In the event of a conflict between the rules contained within Table 7 (Standards for Ski Area Activities) with any other rule within Chapter 21, the rules in Table 7 shall prevail.</u>	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.6		Treble Cone Investments Limited.	21.3.3.8	Other	Support in part. Amend Provisions 21.3.3.8, as follows: <u>The SASZ and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary. In the event of a conflict between the rules contained within Table 7 (Standards for Ski Area Activities) with any other rule within Chapter 21, the rules in Table 7 shall prevail.</u>	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS806.135		Queenstown Park Limited	21.3.3.8	Other	Support/amend 21.3.3.8 The Ski Area, Remarkables Alpine Recreation Area and associated access corridor and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require all rules applicable to the Rural Zone apply unless stated to the contrary.		Deferred to the hearing on mapping	
FS1097.583	610.6	Queenstown Park Limited	21.3.3.8	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.594	613.6	Queenstown Park Limited	21.3.3.8	Support	The suggested amendment provides greater clarity and supports activities within Ski Area Sub-Zones	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS806.136		Queenstown Park Limited	21.3.3.9	Other	Oppose/amend. Either: <ul style="list-style-type: none"> Delete and instead rely on the definition of ground floor area in the definitions section; or Amend the definition to provide specifically for the rural area. 	Reject		Entire report
OS806.137		Queenstown Park Limited	21.3.3.11	Other	Amend to ensure that the rules are applied on an effects basis.	Reject		Farming and non-farming activity
OS96.1		Peter Terence Hale	21.4Rules - Activities	Support	Confirmation of the Rural Zone provisions as notified in particular Rule 21.4.6 that provides for the location of one residential unit within any approved building platform as a permitted activity.	Accept		Residential activity, residential and non-farming buildings
OS288.5		Limited, Barn Hill	21.4Rules - Activities	Oppose	Delete Table 6.	Reject		Informal Airports
OS325.6		Solobio Ltd - owner of Matukituki Station	21.4Rules - Activities	Support	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept		Entire Report
OS383.80		Queenstown Lakes District Council	21.4Rules - Activities	Other	The provisions relating to lighting and glare in Rule 21.5.37, relocated to Table 2 - General Standards. In addition, suggested wording, 'Lighting shall be directed away from adjacent roads and properties, so as to limit effects on the night sky'.	Accept in Part		Issue 13: Lighting

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS433.87		Queenstown Airport Corporation	21.4Rules - Activities	Other	<p>Insert a new Activities Rule Category specifically relating to activities at Wanaka Airport and insert the following new rules:</p> <p><u>Rule 21.4.X</u> Activities – Rural Zone <u>Airport Activity – Wanaka Airport</u> <u>Airport Related Activities – Wanaka Airport</u></p> <p>Activity Status <u>C</u></p> <p>* Control is reserved to the following:</p> <ul style="list-style-type: none"> • <u>Design, external appearance and siting of buildings and structures;</u> • <u>Traffic generation, vehicle parking, site access and servicing;</u> • <u>Landscaping and screening of any outdoor areas;</u> <p><u>The extent to which the activity benefits from an Airport location.</u></p>	Reject		Queenstown and Wanaka Airport
OS433.88		Queenstown Airport Corporation	21.4Rules - Activities	Other	<p><u>New Rule 21.4.X</u> Activities – Rural Zone Activities within the Runway End Protection Areas – Wanaka Airport <u>Within the Runway End Protection Areas, as indicated on the District Plan Maps,</u></p> <p><u>a. Buildings except those required for aviation purposes;</u> <u>b. Activities which generate or have the potential to generate any of the following effects:</u></p> <p><u>i. mass assembly of people</u> <u>ii. release of any substance which would impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam</u> <u>iii. storage of hazardous substances</u> <u>iv. production of direct light beams or reflective glare which could interfere with the vision of a pilot</u> <u>v. production of radio or electrical interference which could affect aircraft communications or navigational equipment</u> <u>vi. attraction of birds</u></p> <p>Activity Status <u>PR</u> The Runway End Protection Area should be shown on the District Plan Maps in accordance with Annexure C.</p>	Reject		Queenstown and Wanaka Airport
OS607.37		Te Anau Developments Limited	21.4Rules - Activities		<p>Insert new rule (perhaps 21.4.29A) to protect existing airstrips from reverse sensitivity effects. Suggested wording is as follows:</p> <p><u>Construction of dwellings or noise sensitive activities within 500m of an existing airstrip shall be a restricted discretionary activity. Council’s discretion shall be restricted to the protection of the operation of the existing airport in terms of reverse sensitivity effects.</u></p>	Reject		Refer to Objective 21.2.4.
OS615.35		Cardrona Alpine Resort Limited	21.4Rules - Activities		<p>Insert new rule to capture activities that may be related to Ski Area and Tourism Activities but are located outside the sub-zones and are not specifically provided for as permitted, controlled, restricted discretionary or discretionary activities. Suggested wording is:</p> <p><u>Any activity or development that is associated with a Tourism Activity or Visitor Accommodation within the Cardrona Alpine Resort but occurs outside the Cardrona Alpine Resort Area, and is not otherwise provided for as a permitted, controlled, restricted discretionary or discretionary activity, is a discretionary activity.</u></p>	Reject		Issue 7 and deferred to hearings on mapping (rezoning)
OS649.18		Southern District Health Board	21.4Rules - Activities		<p>Support ‘NC’ status for activities within the various Control Boundaries described for Queenstown and Wanaka Airports.</p> <p>For the following reasons.</p> <p>New activities sensitive to aircraft noise should not be established within Outer Control boundary for Wanaka or the Air Noise and Outer Boundaries for Queenstown airport without the prescribed noise immission control measures</p>	Accept		Queenstown and Wanaka Airport

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS649.19		Southern District Health Board	21.4Rules - Activities		Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and Wanaka Airports. For the following reasons. New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.	Accept		Queenstown and Wanaka Airport
OS725.5		Ian Percy & Fiona Aitken Family Trust	21.4Rules - Activities		Provision for the protection of the rural productive vineyard activity and associated activities, including appropriate buffer and transition areas between the zones to address reverse sensitivity effects. See submission for further detail.	Reject		Entire report
OS751.9		Hansen Family Partnership	21.4Rules - Activities	Oppose	Insert a rule within Table 1 'Activities – Rural Zone' providing for the construction and exterior alteration of buildings located on any site created under the rural living provisions of the Transitional District Plan as a permitted activity.	Reject		Residential activity, residential and non-farming buildings
OS784.7		Jeremy Bell Investments Limited	21.4Rules - Activities		Amend to include irrigation and irrigation structures, infrastructure as permitted activities. There should be no setbacks required from roads or boundaries.	Reject		Farm Buildings
OS798.3		Otago Regional Council	21.4Rules - Activities	Support	The submitter supports the recognition of the rural landscape as a working environment by providing for the occurrence of rural and tourist-related activities (e.g. tourist experiences) in these areas.	Accept		Issue 1 – Farming activity and non-farming activities
OS798.7		Otago Regional Council	21.4Rules - Activities	Oppose	The ORC supports the inclusion of controls, consistent with the triennial agreement under the Local Government Act 2002, ensuring or supporting compliance with regional objectives and rules, however provisions are proposed which may result in overlap with regional rules. This may be confusing and increase the cost to applicants if consents are needed under both regional and district plans. For example: <ul style="list-style-type: none"> Structures or disturbance of any lake or river bed, (see Chapter 13 of the Regional Plan: Water) Certain activities on the land outside of those beds, (see Chapter 14 of the Regional Plan: Water) Activities that result in the discharge of contaminants to air (other than dust or odour where a district plan response is relevant, see Regional Plan: Air Policies 10.1 and 11.1). Rule 21.4.30 which permits suction dredging. Rule 21.5.7 Dairy Farming. This rule prohibits dairy stock from standing in the bed of, or on the margin of a waterbody. ORC requests discussion occurs to define respective roles in these areas of duplication, and requests that an advice note is added to any remaining rules in areas of statutory overlap to inform plan users of the need to consult the relevant Regional Plan. For example: "Note - The Regional Plan: <Water> for Otago must be met in full for the activity to be permitted in terms of that Plan. In addition, national regulation controls some activities".	Reject		Seperation of buildings and activities.
OS806.147		Queenstown Park Limited	21.4Rules - Activities		New rules consequential to the proposed change to objectives and policies that recognise the importance of the Remarkables ski field as a destination in both summer and winter. <u>Rule 21.4.XX Remarkables Alpine Recreation Area</u> <u>Permitted</u> <u>Recreation. public access</u> <u>Controlled activities:</u> <u>Commercial activities</u> <u>Commercial recreation activities</u> <u>Visitor accommodation</u> <u>Buildings and structures for the purposes of gondola access.</u> <u>and ski area activities</u> <u>Control reserved over:</u> <ul style="list-style-type: none"> <u>Servicing</u> <u>Landscaping and ecological impact</u> <u>Nature and scale</u> <u>Rule 21.4.XX Access to the Remarkables Alpine Recreation Area</u> <u>Controlled activity:</u> <u>The construction and operation of a gondola that provides access from the Remarkables Park Zone to the Remarkables Alpine Recreation Area on the route shown on District planning Map 13.</u>		Deferred to the hearing on mapping	Also Issue 7

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1013.8	725.5	Orchard Road Holdings Limited	21.4Rules - Activities	Oppose	That the submission is disallowed.	Accept in Part		Entire report
FS1030.4	433.87	Jeremy Bell Investments Limited	21.4Rules - Activities	Support	JBIL seeks that this part of the submission be allowed.	Reject		Queenstown and Wanaka Airport
FS1030.18	649.18	Jeremy Bell Investments Limited	21.4Rules - Activities	Oppose	The retention of this policy is opposed.	Reject		Queenstown and Wanaka Airport
FS1061.24	751.9	Otago Foundation Trust Board	21.4Rules - Activities	Support	That the submission is accepted.	Reject		Residential activity, residential and non-farming buildings
FS1088.4	433.87	Ross and Judith Young Family Trust	21.4Rules - Activities	Oppose	The Trust considers that these activities should be given permitted activity status. The matters of control promoted could be redrafted as permitted performance standards. This would have the same effect as the matters of control but would remove the requirement for resource consent. The Trust seeks this part of the submission be disallowed.	Reject		Queenstown and Wanaka Airport
FS1097.149	325.6	Queenstown Park Limited	21.4Rules - Activities	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Entire Report
FS1097.373	433.87	Queenstown Park Limited	21.4Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airport
FS1097.374	433.88	Queenstown Park Limited	21.4Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airport
FS1097.560	607.37	Queenstown Park Limited	21.4Rules - Activities		Neutral. While the intent of the submission is supported in part, it is difficult to understand the implications of such when 'existing airstrips' are not a defined activity in the Plan.	Reject		Refer to Objective 21.2.4.
FS1097.715	798.3	Queenstown Park Limited	21.4Rules - Activities	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Reject		Issue 1 – Farming activity and non-farming activities
FS1105.35	615.35	Cardrona Valley Residents and Ratepayers Society Inc	21.4Rules - Activities	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: <ul style="list-style-type: none"> • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities. 	Reject		Skiing, tourism and commercial recreation
FS1117.136	433.87	Remarkables Park Limited	21.4Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airport

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1117.137	433.88	Remarkables Park Limited	21.4Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airport
FS1132.62	798.7	Federated Farmers of New Zealand	21.4Rules - Activities	Support	We agree with the submitter's request that discussion occurs to define respective roles in these areas of duplication, and that an advice note is added to any remaining rules in areas of statutory overlap to inform plan users of the need to consult the relevant Regional Plan.	Reject		21.5.7
FS1137.36	615.35	Curtis, Kay	21.4Rules - Activities	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Skiing, tourism and commercial recreation
FS1229.32	806.147	NXski Limited	21.4Rules - Activities	Support	NZSki Limited support gondola access the Remarkables Ski Area and consider that such access will be complimentary to recreational use of the Ski Area Sub-Zone on a year round basis. NZSki Limited do however consider it necessary that a plan of the proposed gondola corridor is provided by the submitter to ensure that any future gondola is complimentary to NZSki Limited's existing and future proposed buildings, infrastructure and recreational activities. Overall, NZSki Limited requests that the submission points be allowed.		Deferred to the hearing on mapping	Also Issue 8
FS1245.9	288.5	Totally Tourism Limited	21.4Rules - Activities	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1341.23	798.7	Real Journeys Limited	21.4Rules - Activities	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Reject		21.5.7
FS1342.14	798.7	Te Anau Developments Limited	21.4Rules - Activities	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Reject		21.5.7
OS220.2		Manners Wood, Clive	21.4.1	Oppose	Replace provision to maintain and enhance the amenity of the Rural Zone. Any activity in the Rural Zone that exceeds the zone rules should apply for consent.	Reject		farming and non-farming activities
OS615.32		Cardrona Alpine Resort Limited	21.4.1	Oppose	Amend rule 21.4.1 to exclude Tourism and Visitor Activities and Tourism Related Activities. Suggested wording is as follows: Any activity not listed in tables 1 to 10, <u>excluding Tourism or Visitor Accommodation Activities which are discretionary activities unless otherwise provided for as a permitted, controlled, restricted discretionary, or discretionary activity.</u>	Reject		farming and non-farming activities
OS624.34		Columb, D & M - represented by John Edmonds + Associates Ltd	21.4.1		Amend rule so that any development or activity not listed in tables 1 to 10 shall be a discretionary activity, not non-complying.	Reject		farming and non-farming activities
OS636.8		Crown Range Holdings Ltd	21.4.1		Make non-listed activities permitted. The format of this zone with respect to reverting to non-complying status is at odds with other sections of the Plan.	Reject		farming and non-farming activities
OS643.13		Crown Range Enterprises	21.4.1	Oppose	Make non-listed activities permitted.	Reject		farming and non-farming activities
OS688.6		Justin Crane and Kirsty Mactaggart	21.4.1	Oppose	Make non-listed activities permitted	Reject		Entire Report
OS693.12		Private Property Limited	21.4.1	Oppose	Make non-listed activities permitted	Reject		farming and non-farming activities
FS1097.603	615.32	Queenstown Park Limited	21.4.1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		farming and non-farming activities
FS1097.647	636.8	Queenstown Park Limited	21.4.1	Support	Concur that the format of the zone should be altered so that non-listed activities are permitted, this approach is more consistent with the effects based purpose of the RMA.	Reject		farming and non-farming activities
FS1097.658	636.8	Queenstown Park Limited	21.4.1	Support	The requested amendment (that activities that are not listed are permitted) better achieves the effects based nature of the RMA.	Reject		farming and non-farming activities
FS1105.32	615.32	Cardrona Valley Residents and Ratepayers Society Inc	21.4.1	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Accept in Part		farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1137.33	615.32	Curtis, Kay	21.4.1	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Accept in Part		farming and non-farming activities
FS1329.6	615.32	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.4.1	Oppose	We seek that the part of the submission relating to Rule 21.4.1 be disallowed. Soho opposes the suggested addition to the permitted activity rule to "exclude tourism or visitor accommodation activities which are discretionary activities unless otherwise provided for as permitted, controlled, restricted discretionary, or discretionary activity". The suggested change may provide for a basis for a more restrictive rule framework, which appears unintended and inconsistent with the enabling of the SASZ.	Accept in Part		farming and non-farming activities
FS1330.3	615.32	Treble Cone Investments Limited	21.4.1	Oppose	seek that the part of the submission relating to Rule 21.4.1 be disallowed for the reasons expressed within this further submission.	Accept in Part		farming and non-farming activities
OS325.18		Solobio Ltd - owner of Matukituki Station	21.4.2	Support	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept		farming and non-farming activities
OS384.7		Glen Dene Ltd	21.4.2	Support	Support the specific identification of farming as a permitted activity.	Accept		farming and non-farming activities
OS600.78		Federated Farmers of New Zealand	21.4.2	Support	Activity 21.4.2 is adopted as proposed	Accept		farming and non-farming activities
OS608.63		Darby Planning LP	21.4.2	Support	Retain Rule 21.4.2 unchanged.	Accept		farming and non-farming activities
FS1034.78	600.78	Upper Clutha Environmental Society (Inc.)	21.4.2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		farming and non-farming activities
FS1034.221	608.63	Upper Clutha Environmental Society (Inc.)	21.4.2	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.	Reject		farming and non-farming activities
FS1209.78	600.78	Burdon, Richard	21.4.2	Support	Support entire submission	Accept		farming and non-farming activities
OS45.6		Horlor, Maree	21.4.3	Support	A farm building should not need resource consent - resource consent is expensive. The council be firm where a landowner puts up buildings, calls them farm buildings, and then applies retrospectively for consent those buildings to be used for another, non-farm purpose.	Accept in Part		Refer to the definition of farm building. It excludes residential activity.
OS145.10		Upper Clutha Environmental Society (Inc)	21.4.3	Oppose	The Society opposes farm buildings becoming a permitted activity. It seeks that all of the provisions relating to farm buildings contained in the Operative District Plan are rolled-over in their exact current form.	Reject		Issue 3: Farm Buildings
OS325.17		Solobio Ltd - owner of Matukituki Station	21.4.3	Support	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept		Issue 3: Farm Buildings
OS384.8		Glen Dene Ltd	21.4.3	Support	Support identifying farm buildings as a permitted activity.	Accept		Issue 3: Farm Buildings
OS608.64		Darby Planning LP	21.4.3	Support	Retain Rule 21.4.3 unchanged.	Accept		Issue 3: Farm Buildings
FS1012.36	145.10	Willowridge Developments Limited	21.4.3	Oppose	The submission opposing farm buildings from becoming a permitted activity is disallowed.	Accept in Part		farming and non-farming activities
FS1034.222	608.64	Upper Clutha Environmental Society (Inc.)	21.4.3	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.	Reject		Issue 3: Farm Buildings
FS1097.13	45.6	Queenstown Park Limited	21.4.3	Oppose	Oppose to the extent the submission point supports the primacy of farming in rural land	Reject		farming and non-farming activities
FS1097.30	145.10	Queenstown Park Limited	21.4.3	Oppose	Provision for farm buildings as a permitted activity is supported, and therefore the suggestion that it should be altered is opposed.	Accept in Part		farming and non-farming activities
FS1162.10	145.10	Cooper, James Wilson - represented by GTODD Law	21.4.3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		farming and non-farming activities
FS1254.112	145.10	Allenby Farms Limited	21.4.3	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		farming and non-farming activities

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1313.68	145.10	Darby Planning LP	21.4.3	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, policies rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within the PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Accept in Part		farming and non-farming activities
FS1347.6	145.10	Lakes Land Care	21.4.3	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g. UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept in Part		farming and non-farming activities
OS355.13		Matukituki Trust	21.4.5	Support	Retain this Rule.	Accept		Residential and non farming buildings
OS806.138		Queenstown Park Limited	21.4.5	Oppose	Delete Rules 21.4.5 and 21.4.9	Reject		Residential and non farming buildings
FS1320.13	355.13	Just One Life Limited	21.4.5	Oppose	submission of Matukituki Trust is rejected.	Reject		Residential and non farming buildings
OS145.7		Upper Clutha Environmental Society (Inc)	21.4.6		The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.	Reject		Residential and non farming buildings
OS331.3		The Station at Waitiri	21.4.6	Oppose	Delete Rule 21.4.6 from the Proposed District Plan.	Reject		Residential and non farming buildings
OS348.6		Greenslade, Mrs M K - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.4.6	Oppose	Delete rule 21.4.6	Reject		Residential and non farming buildings
OS355.14		Matukituki Trust	21.4.6	Support	supports the rule	Accept		Residential and non farming buildings
OS384.9		Glen Dene Ltd	21.4.6	Support	Support construction of a residential unit and associated accessory buildings on a building platform as a permitted activity.	Accept		Residential and non farming buildings
OS411.1		NT McDonald Family Trust	21.4.6	Oppose	Delete Rule 21.4.6. from the Proposed District Plan.	Reject		Residential and non farming buildings
OS414.6		Clark Fortune McDonald & Associates Ltd	21.4.6	Oppose	Delete Rule 21.4.6 (that restricts buildings in approved platforms to one residential unit).	Reject		Residential and non farming buildings
OS608.65		Darby Planning LP	21.4.6	Other	Support in part Amend Rule 21.4.6 as follows: One residential unit within any building platform approved by resource consent (<u>activity only, the specific rules for the construction of buildings apply</u>). P	Accept in Part		Residential and non farming buildings
OS806.140		Queenstown Park Limited	21.4.6	Support	Retain rules that permit buildings within approved residential building platforms, and minor alterations to buildings (both within and outside of platforms).	Accept		Residential and non farming buildings
FS1034.223	608.65	Upper Clutha Environmental Society (Inc.)	21.4.6	Oppose	The Society stands by its Primary Submissions. It follows from this by default that the Society seeks that the vast majority, if not all, of the detailed changes to the PDP requested in the submission should be disallowed.	Reject		Residential and non farming buildings

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1040.1	145.7	Forest and Bird	21.4.6	Support	Support	Reject		Residential and non farming buildings
FS1071.109	414.6	Lake Hayes Estate Community Association	21.4.6	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Residential and non farming buildings
FS1162.7	145.7	Cooper, James Wilson - represented by GTODD Law	21.4.6	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Residential and non farming buildings
FS1254.109	145.7	Allenby Farms Limited	21.4.6	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		Residential and non farming buildings
FS1255.15	414.6	Arcadian Triangle Limited	21.4.6	Support	Allow the submission.	Reject		Residential and non farming buildings
FS1286.8	348.6	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.4.6	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Residential and non farming buildings
FS1313.66	145.7	Darby Planning LP	21.4.6	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Accept		Residential and non farming buildings
FS1320.14	355.14	Just One Life Limited	21.4.6	Oppose	submission of Matukituki Trust is rejected.	Reject		Residential and non farming buildings
FS1338.1	145.7	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Oppose	request that Rule 21.4.6 be retained as originally notified in the Proposed District Plan.	Accept		Residential and non farming buildings
FS1338.2	331.3	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained, but amended so that it is not limited to one residential unit per approved building platform.	Reject		Residential and non farming buildings
FS1338.3	348.6	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained, but amended so that it is not limited to one residential unit per approved building platform.	Reject		Residential and non farming buildings
FS1338.4	355.14	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained as originally notified in the Proposed District Plan.	Accept in Part		Residential and non farming buildings
FS1338.5	384.9	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained as originally notified in the Proposed District Plan.	Accept in Part		Residential and non farming buildings
FS1338.6	411.1	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained, but amended so that it is not limited to one residential unit per approved building platform.	Reject		Residential and non farming buildings
FS1338.7	414.6	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained, but amended so that it is not limited to one residential unit per approved building platform.	Reject		Residential and non farming buildings
FS1338.8	608.65	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained as originally notified in the Proposed District Plan.	Accept in Part		Residential and non farming buildings
FS1338.9	806.140	Hale, Peter Terence - represented by Jayne Macdonald Mactodd	21.4.6	Support	request that Rule 21. 4. 6 be retained as originally notified in the Proposed District Plan.	Accept in Part		Residential and non farming buildings

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1347.4	145.7	Lakes Land Care	21.4.6	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept		Residential and non farming buildings
OS145.8		Upper Clutha Environmental Society (Inc)	21.4.7		The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.	Reject		Residential and non farming buildings
OS384.11		Glen Dene Ltd	21.4.7	Support	Support enabling the construction and exterior alterations to buildings within a building platform as a permitted activity.	Accept		Residential and non farming buildings
OS608.66		Darby Planning LP	21.4.7	Support	Retain Rule 21.4.7 unchanged.	Accept		Residential and non farming buildings
FS1034.224	608.66	Upper Clutha Environmental Society (Inc.)	21.4.7	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.	Reject		Residential and non farming buildings
FS1162.8	145.8	Cooper, James Wilson - represented by GTODD Law	21.4.7	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Residential and non farming buildings
FS1254.110	145.8	Allenby Farms Limited	21.4.7	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		Residential and non farming buildings
FS1313.67	145.8	Darby Planning LP	21.4.7	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Accept in Part		Residential and non farming buildings

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1347.5	145.8	Lakes Land Care	21.4.7	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept in Part		Residential and non farming buildings
OS145.25		Upper Clutha Environmental Society (Inc)	21.4.8	Oppose	The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.	Accept in Part		Residential and non farming buildings
OS238.129		NZIA Southern and Architecture + Women Southern	21.4.8	Oppose	Should be Discretionary – incentivise working within approved building platforms to contain sprawl. Change to Discretionary Activity.	Reject		The submitter is missing the point that in these circumstances there is no registered building platform.
OS608.67		Darby Planning LP	21.4.8	Support	Retain Rule 21.4.8 unchanged.	Accept		Residential and non farming buildings
FS1034.225	608.67	Upper Clutha Environmental Society (Inc.)	21.4.8	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.	Reject		Residential and non farming buildings
FS1097.40	145.25	Queenstown Park Limited	21.4.8	Oppose	Submitter requests the operative provisions for residential buildings are retained; this is opposed as it is cumbersome.	Accept in Part		Residential and non farming buildings
FS1097.78	238.129	Queenstown Park Limited	21.4.8	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		General Opposition to the submission of NZIA
FS1107.134	238.129	Man Street Properties Ltd	21.4.8	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1157.29	238.129	Trojan Helmet Ltd	21.4.8	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1162.25	145.25	Cooper, James Wilson - represented by GTOOD Law	21.4.8	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Residential and non farming buildings
FS1226.134	238.129	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.4.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1234.134	238.129	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.4.8	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1239.134	238.129	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.4.8	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.134	238.129	Skyline Enterprises Limited & Accommodation and Booking Agents	21.4.8	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1242.157	238.129	Stokes, Antony & Ruth	21.4.8	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1248.134	238.129	Trojan Holdings Limited & Beach Street Holdings Limited	21.4.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.134	238.129	Tweed Development Limited	21.4.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1254.122	145.25	Allenby Farms Limited	21.4.8	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		Residential and non farming buildings
FS1347.13	145.25	Lakes Land Care	21.4.8	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept in Part		Residential and non farming buildings
OS693.13		Private Property Limited	21.4.9	Oppose	Delete: The identification of a building platform not less than 70m ² and not greater than 1000m ² .	Reject		Residential and non farming buildings
OS702.10		Lake Wakatipu Stations Limited	21.4.9		Delete: The identification of a building platform not less than 70m ² and not greater than 1000m ²	Reject		Residential and non farming buildings
OS806.139		Queenstown Park Limited	21.4.9	Oppose	Delete Rules 21.4.5 and 21.4.9	Reject		Residential and non farming buildings
FS1349.23	806.139	X-Ray Trust	21.4.9	Oppose	Delete Rules 21.4.5 and 21.4.9. 21.4.5 The use of land or buildings for residential activity except as provided for in any other rule – Discretionary. 21.4.9 The identification of a building platform not less than 70m ² and not greater than 1000m ² – Discretionary.	Accept in Part		Residential and non farming buildings
OS636.9		Crown Range Holdings Ltd	21.4.10		Amend as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks , not provided for by any other rule.	Reject		Residential and non farming buildings
OS643.14		Crown Range Enterprises	21.4.10	Other	Amend rule 21.4.10 as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks; not provided for by any other rule.	Reject		Residential and non farming buildings
OS688.7		Justin Crane and Kirsty Mactaggart	21.4.10	Other	Amend as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks; not provided for by any other rule.	Reject		Residential and non farming buildings

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS693.14		Private Property Limited	21.4.10	Other	Amend as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	Reject		Residential and non farming buildings
OS702.11		Lake Wakatipu Stations Limited	21.4.10		Amend as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	Reject		Residential and non farming buildings
OS608.68		Darby Planning LP	21.4.12	Support	Retain Rule 21.4.12 unchanged.	Accept		Residential and non farming buildings
OS806.141		Queenstown Park Limited	21.4.12	Support	Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted. Consequentially delete Rules 21.4.12 and 21.4.13.	Reject		Farming and non farming activity
FS1034.226	608.68	Upper Clutha Environmental Society (Inc.)	21.4.12	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.	Reject		Residential and non farming buildings
OS806.142		Queenstown Park Limited	21.4.13	Support	Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted. Consequentially delete Rules 21.4.12 and 21.4.13.	Reject		Issue 1
OS238.130		NZIA Southern and Architecture + Women Southern	21.4.14	Oppose	Should be Permitted activity to encourage locally grown and made goods for a more sustainable future. Change to Permitted Activity.	Reject		
OS806.143		Queenstown Park Limited	21.4.14	Other	Amend so as to provide for unrestricted retail.	Reject		Entire report
FS1107.135	238.130	Man Street Properties Ltd	21.4.14	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1157.30	238.130	Trojan Helmet Ltd	21.4.14	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1226.135	238.130	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1234.135	238.130	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.4.14	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1239.135	238.130	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.4.14	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.135	238.130	Skyline Enterprises Limited & Accommodation and Booking Agents	21.4.14	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1242.158	238.130	Stokes, Antony & Ruth	21.4.14	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1248.135	238.130	Trojan Holdings Limited & Beach Street Holdings Limited	21.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.135	238.130	Tweed Development Limited	21.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1349.24	806.143	X-Ray Trust	21.4.14	Oppose	Amend so as to provide for unrestricted retail.	Accept		Entire report
OS238.131		NZIA Southern and Architecture + Women Southern	21.4.15	Other	Area should Increase to 10sqm to be consistent with Building Act. Change to 10sqm.	Reject	Deferred to Hearing Stream Definitions	

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS806.144		Queenstown Park Limited	21.4.15	Oppose	Delete Rule 21.4.15 and enable commercial activities that are ancillary to and located on the same site as recreational activities as permitted activities.	Reject		Entire report
FS1107.136	238.131	Man Street Properties Ltd	21.4.15	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1157.31	238.131	Trojan Helmet Ltd	21.4.15	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1226.136	238.131	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.4.15	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1234.136	238.131	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.4.15	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1239.136	238.131	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.4.15	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.136	238.131	Skyline Enterprises Limited & Accommodation and Booking Agents	21.4.15	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1242.159	238.131	Stokes, Antony & Ruth	21.4.15	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1248.136	238.131	Trojan Holdings Limited & Beach Street Holdings Limited	21.4.15	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.136	238.131	Tweed Development Limited	21.4.15	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
OS489.1		Bungy New Zealand and Paul Henry van Asch	21.4.16		Opposes the increase in the permitted activity status for commercial recreation activities from 5 people in any one group under the Operative District Plan, to 10 people in any one group. Submits that any commercial recreation activity which includes more than 5 people in one group should have to apply for a discretionary resource consent like any other operator has had to since 1998.	Reject		This is discentive for commercial recreation that is still of a relatively small scale. Retaining the status quo should not be justification in itself.
OS571.5		Totally Tourism Limited	21.4.16	Other	Amend Rule 21.4.16 (Table 1 of Chapter 21 Rural Areas) to include Heli Skiing as a Permitted Activity.	Accept in Part		Controlled via othe rules. Including making commerical recreation for up to 10 in any one group. One helicopter is one group. Two helicopter is two groups - 20 persons.
OS806.145		Queenstown Park Limited	21.4.16	Support	Retain Rule 21.4.16 and Table 5 (21.5.21)	Accept		Entire report
FS1245.29	489.1	Totally Tourism Limited	21.4.16	Oppose	States that the requirements are addressed through other statutory requirements and therefore requiring resource consent for this activity is highly ineffective. Seeks that this submission be disallowed.	Accept		above reasons and s32.
OS1366.10		Moraine Creek Limited	21.4.16	Oppose	Commercial recreation activity of Heli skiing should be aligned with the helicopter landing component of the activity and be Permitted	Reject		Rules as proposed are appropriate

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS407.9		Mount Cardrona Station Limited	21.4.18	Support	(a) MCS SUPPORTS the permitted status of Ski Area Activities within the Ski Area Sub Zone but seeks the following modifications to Table 1 – Rule 21.4.18: <i>Ski Area Activities within the Ski Area Sub Zone . <u>that comply with the standards in Table 7.</u></i>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS610.12		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.4.18	Other	Support in part. Move Rule 21.4.18 into Table 7 Standards for Ski Area Activities within the Ski Area Sub Zones.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS613.12		Treble Cone Investments Limited.	21.4.18	Other	Support in part. Move Rule 21.4.18 into Table 7 Standards for Ski Area Activities within the SASZ.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.33		Cardrona Alpine Resort Limited	21.4.18	Oppose	Retain permitted activity for ski area activities for Cardrona and add additional permitted standard for Tourism Activities. Suggested wording is as follows: Ski Area Activities within the Ski Area Sub Zone <u>and Tourism Activities within the Cardrona Alpine Resort (including Ski Area Activities).</u>	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.270	407.9	Queenstown Park Limited	21.4.18	Support	Amendment provides clarification	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1105.33	615.33	Cardrona Valley Residents and Ratepayers Society Inc	21.4.18	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.34	615.33	Curtis, Kay	21.4.18	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.7	615.33	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.4.18	Oppose	We seek that the part of the submission seeking to introduce a new rule for tourism or visitor accommodation activities be disallowed. Soho opposes the introduction of a new rule seeking that “any activity or development that is associated with a tourism activity or visitor accommodation within the Cardrona Alpine Resort but occurs outside of the Cardrona Alpine Resort Area, and is not otherwise provided for as a permitted, controlled, restricted discretionary or discretionary activity, is a discretionary activity.” Taken literally, the suggested rule would apply to all land outside of the SASZ and is in any event unduly restrictive	Accept		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.34		Cardrona Alpine Resort Limited	21.4.19	Oppose	Amend rule 21.4.19, or replace it with a new rule, to change the activity status of the following activities from non-complying to discretionary: Ski Area Activities not located within a Ski Area Sub Zone, with the exception of heli-skiing and non-commercial skiing.	Reject		Commercial recreation is provided for as a discretionary activity.
OS806.146		Queenstown Park Limited	21.4.19	Oppose	Delete Rule 21.4.19.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1105.34	615.34	Cardrona Valley Residents and Ratepayers Society Inc	21.4.19	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.35	615.34	Curtis, Kay	21.4.19	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1329.20	806.146	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.4.19		Support/oppose We seek that the part of the submission relating to Rule 21.4.19 be disallowed to the extent it is inconsistent with the relief sought in Soho's original submission Soho supports changes to the rule to the extent that ski area activity located outside of a SASZ is to have more permissible status (than non-complying). Soho opposes the relief sought to the extent that it deletes Rule 21.4.19 altogether	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1330.13	806.146	Treble Cone Investments Limited	21.4.19		Support/Oppose - seek that the part of the submission relating to Rule 21.4.19 be disallowed to the extent it is inconsistent with the relief sought in TC's original submission for the reasons expressed within this further submission.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS320.1		Burdon, Lesley & Jerry	21.4.20	Oppose	Requests that Visitor Accommodation should not be treated the same as visitor accommodation in urban areas. No mention of B & Bs in Rural Areas and that all infrastructure is provided for on-site (including onsite parking). Visitors spend time on farm and do not place pressure on Council facilities. If limited to 5 guests and under no need to charge additional rates. However, this is different for a lodge (5 or more guests). Not in conflict with other motels or hotels.	Accept in Part		Issue 13: Visitor Accommodation
OS806.148		Queenstown Park Limited	21.4.20	Oppose	Amend. Seek less restrictive activity status.	Reject		Issue 13: Visitor Accommodation
FS1349.25	806.148	X-Ray Trust	21.4.20	Oppose	Amend. Seek less restrictive activity status. Visitor Accommodation – Discretionary.	Accept in Part		Issue 13: Visitor Accommodation
OS339.48		Alty, Evan	21.4.21	Oppose	Amend to make Forestry Activities a discretionary activity.	Reject		Forestry is discretionary in RL and Non-complying in ONF/ONL
OS706.40		Forest and Bird NZ	21.4.21		Amend to make Forestry Activities a discretionary activity.	Reject		Forestry is discretionary in RL and Non-complying in ONF/ONL
FS1162.94	706.40	Cooper, James Wilson - represented by GTOOD Law	21.4.21	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Forestry is discretionary in RL and Non-complying in ONF/ONL
OS194.3		Ecroyd, John	21.4.24	Support	introduce rules managing the kayaks in Roys Bay. Perhaps putting a kayak lane out to Ruby Island from Waterfall Creek.	Reject		Objective 21.2.12 and issue of Kayak lane more relevant to Navigational Safety Bylaw
OS307.5		Kawarau Jet Services Holdings Ltd	21.4.24		Generally supports Rule 21.4.24 and Table 9 (being the rules for activities on the surface of the lakes and rivers).	Accept in Part		Objective 21.2.12
OS563.1		Hogan, Garth	21.4.24	Other	Attempt to recognise and provide permitted activity status for informal airports is supported however the limitation of 3 flights is overly conservative. Noise determination is more appropriate. Reduce the setback from 500m to 150m.	Accept in part		Informal Airports
OS573.1		Phillip Middleton Rive	21.4.24	Oppose	Opposes the level of control. Informal airports rules are amended as follows: •provision is made to recognise existing uses. •For new informal airports, the restriction on movements be amended to 10 in any calendar week. •the setback be reduced from 500m to 100m.	Accept in part		Objective 21.2.12
OS766.27		Queenstown Wharves GP Limited	21.4.24	Other	Oppose in part. Amend in Table 9 to recognise the importance of providing water based public transport by restricting private jetties and providing for public jetties that are strategically important for public transport. Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.	Reject		Objective 21.2.12
OS806.149		Queenstown Park Limited	21.4.24	Other	Amend Rule 21.5.40 in Table 9 to recognise the importance of providing water based public transport. This would be achieved by restricting private jetties and providing for public jetties that are strategically important for public transport.	Reject		Objective 21.2.12
FS1235.13	307.5	Jet Boating New Zealand	21.4.24	Support	We seek changes to Table 9 and Rule 21.4.24 to as per our original submission.	Accept in Part		Objective 21.2.12
FS1345.41	563.1	Skydive Queenstown Limited	21.4.24	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Objective 21.2.12
FS1345.42	573.1	Skydive Queenstown Limited	21.4.24	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS162.1		Campbell, Carlton	21.4.25	Oppose	Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.	Accept in Part		Informal Airports
OS186.1		Gilbertson, Shaun	21.4.25	Oppose	Oppose the 500m setback, and restriction to 3 flights per week.	Accept in Part		Informal Airports
OS213.1		Manners Wood, Clive	21.4.25	Oppose	Delete the rules relating to informal airports and retain the operative district plan rules.	Reject		Informal Airports
OS217.23		Berriman, Jay	21.4.25	Other	Clarification regarding the activity of Commercial ballooning in the district.	Reject		Informal Airports
OS296.4		Royal New Zealand Aero Club Inc/Flying NZ	21.4.25	Other	Reduce the permitted activity standards for setback zones for informal airports to 200 metres and apply only to remote landing areas used by helicopter operations;	Accept in Part		Informal Airports
OS296.5		Royal New Zealand Aero Club Inc/Flying NZ	21.4.25	Other	Permit private and non-commercial recreational use at remote airfields	Accept in Part		Informal Airports
OS296.6		Royal New Zealand Aero Club Inc/Flying NZ	21.4.25	Other	Increase the number of permitted take-offs and landings at informal airfields from 3 per week to 21 per week;	Accept in Part		Informal Airports
OS296.7		Royal New Zealand Aero Club Inc/Flying NZ	21.4.25	Other	Apply <i>NZS 6805:1992 Airport Noise Management and Land Use Planning</i> to managing noise only at commercial airports and delete its use for fixed wing operations at informal airports for which it was not designed: to be consistent with Council's technical advice.	Accept in Part		Informal Airports
OS310.9		Waterston, Jon - represented by Brown & Company Planning Group Ltd	21.4.25		The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan. Informal airports that exceed the noise standards are non-complying activities that should be publicly notified. The submission does not relate to the use of helicopters and aircraft for genuine agricultural activities.	Reject		Informal Airports
OS436.2		Cooper, Paul	21.4.25	Oppose	That (3 per landings per week) be replaced with 21 in any calendar week (maximum 3 per day) or unlimited in backcountry/ remote areas.	Accept in Part		Informal Airports
OS608.69		Darby Planning LP	21.4.25	Support	Retain Rule 21.4.25	Accept in Part		Informal Airports
OS723.8		Wakatipu Aero Club	21.4.25		Support and retain	Accept in Part		Informal Airports
OS730.8		Snow, Adrian - represented by Town Planning Group Limited	21.4.25		Support and retain	Accept in Part		Informal Airports
OS732.8		Revell William Buckham	21.4.25		Support and retain	Accept in Part		Informal Airports
OS734.8		Connor, Kerry - represented by Town Planning Group Limited	21.4.25		Support and retain	Accept in Part		Informal Airports
OS736.8		Southern Lakes Learn to Fly Limited	21.4.25		Support and retain	Accept in Part		Informal Airports
OS738.8		Sproull, Hank - represented by Town Planning Group Limited	21.4.25		Support and retain	Accept in Part		Informal Airports
OS739.8		Southern Lakes Learn to Fly Limited	21.4.25		Support and retain	Accept in Part		Informal Airports
OS760.8		Southern Lakes Aviation Limited	21.4.25	Support	Support and retain	Accept in Part		Informal Airports
OS843.7		Shai Lanuel - represented by Skytrek Tandems Ltd	21.4.25	Support	Support.	Accept in Part		Informal Airports
FS1034.227	608.69	Upper Clutha Environmental Society (Inc.)	21.4.25	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.	Reject		Informal Airports
FS1066.8	730.8	Aircraft Owners and Pilots Associates (NZ) Inc	21.4.25	Support	That the whole submission be allowed.	Accept in Part		Informal Airports
FS1245.3	213.1	Totally Tourism Limited	21.4.25	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1245.4	162.1	Totally Tourism Limited	21.4.25	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.23	186.1	Totally Tourism Limited	21.4.25	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS610.13		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.4.26	Other	Support in part. Amend Rule 21.4.25, as follows: Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights* per week, <u>except within any Ski Area Sub-Zone</u> ; <u>21.5.26.2 Informal airports within a Ski Area Sub Zone are associated with Ski Area Activities</u> ; 21.5.26.2 3 Informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities; 21.5.26.3 4 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.	Reject		Informal Airports
OS613.13		Treble Cone Investments Limited.	21.4.26	Other	Support in part. Amend Rule 21.4.25, as follows: Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights* per week, <u>except within any SASZ 21.5.26.2 Informal airports within a SASZ are associated with Ski Area Activities</u> ; 21.5.26.2 3 Informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities; 21.5.26.3 4 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.	Reject		Informal Airports
OS806.150		Queenstown Park Limited	21.4.26	Oppose	Remove the building restriction from the Kawarau River, and from the rivers edge on Queenstown Park. Clarify the purpose of the building restriction area located east of the airport, and shown on planning map 31a.	Reject		Issue 13.
OS806.151		Queenstown Park Limited	21.4.26	Support	Retain Rule 21.4.27.	Accept		Recreation iss a permitted activity.
FS1340.40	806.150	Queenstown Airport Corporation	21.4.26	Oppose	QAC supports the retention of the building line restriction.	Accept		Issue 13.
OS433.85		Queenstown Airport Corporation	21.4.28	Support	Retain as notified.	Accept		21.2.7 Objective 7
OS649.16		Southern District Health Board	21.4.28	Support	Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and Wanaka Airports. For the following reasons. New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.	Accept		21.2.7 Objective 7
OS806.152		Queenstown Park Limited	21.4.28	Other	Oppose/amend. Either: • Delete rule 21.4.28; or • Amend so that a consistent approach is applied to ASANs located within the Outer Control Boundary, whether they are within the Airport Mixed Use Zone or the Rural (or any other) zone.	Reject		21.2.7 Objective 7
FS1030.9	433.85	Jeremy Bell Investments Limited	21.4.28	Oppose	JBIL seeks this part of the submission be disallowed.	Reject		21.2.7 Objective 7
FS1030.16	649.16	Jeremy Bell Investments Limited	21.4.28	Oppose	The retention of this policy is opposed.	Reject		21.2.7 Objective 7
FS1097.371	433.85	Queenstown Park Limited	21.4.28	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1117.134	433.85	Remarkables Park Limited	21.4.28	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
OS271.17		Board of Airline Representatives of New Zealand (BARNZ)	21.4.29	Support	Support.	Accept		21.2.7 Objective 7
OS433.86		Queenstown Airport Corporation	21.4.29	Other	Retain as notified.	Accept		21.2.7 Objective 7
OS607.36		Te Anau Developments Limited	21.4.29		Amend rule as follows: 21.4.29 Activities, <u>excluding tourism activities</u> , within the Outer Control Boundary - Queenstown Airport On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan Maps, any new Activity Sensitive to Aircraft Noise.	Reject		Accept the submission of QAC FS1340.36.
OS621.83		Real Journeys Limited	21.4.29		Delete Rule 21.4.29	Reject		21.2.7 Objective 7
OS649.17		Southern District Health Board	21.4.29	Support	Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and Wanaka Airports. For the following reasons. New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.	Accept		21.2.7 Objective 7
OS658.1		Queenstown Water Taxis Ltd	21.4.29	Oppose	Delete Rule 21.4.29	Reject		21.2.7 Objective 7
FS1030.17	649.17	Jeremy Bell Investments Limited	21.4.29	Oppose	The retention of this policy is opposed.	Reject		21.2.7 Objective 7
FS1097.120	271.17	Queenstown Park Limited	21.4.29	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1097.372	433.86	Queenstown Park Limited	21.4.29	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1097.559	607.36	Queenstown Park Limited	21.4.29	Support	Support the intent of the submission; tourism activities can appropriately be located within the air noise boundary.	Reject		Accept the submission of QAC FS1340.36.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1117.37	271.17	Remarkables Park Limited	21.4.29	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1117.135	433.86	Remarkables Park Limited	21.4.29	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
FS1340.36	607.36	Queenstown Airport Corporation	21.4.29	Oppose	Tourism activities that fall within the definition of an "activity sensitive aircraft noise" should continue to be captured by this rule. The rule, as notified, should be retained.	Accept		Accept the submission of QAC FS1340.36.
OS339.49		Alty, Evan	21.4.30	Oppose	Amend as follows: d. The activity will not be undertaken on an Outstanding Natural Feature, <u>landscape or significant indigenous area, or within the margin of any water body.</u>	Reject		Issue 14 Mining
OS519.52		New Zealand Tungsten Mining Limited	21.4.30	Other	Amend Rule 21.4.30 as follows: a. Mineral prospecting <u>and exploration</u> b. Mining by means of hand-held, non-motorised equipment and suction dredging, c. <u>motorised mining</u> , where the total motive power of any dredge does not exceed 10 horsepower (7.5 kilowatt); and d. The activity will not be undertaken on an Outstanding Natural Feature*.	Accept in Part		Issue 14 Mining
OS706.41		Forest and Bird NZ	21.4.30		Amend as follows: d. The activity will not be undertaken on an Outstanding Natural Feature, <u>landscape or significant indigenous area, or within the margin of any water body.</u>	Reject		Issue 14 Mining

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS798.9		Otago Regional Council	21.4.30	Oppose	ORC recognises the desire to provide for mineral extraction where the environmental effects can be appropriately managed, but is concerned the proposed approach will not achieve good environmental outcomes. In particular, ORC requests the following changes: <ul style="list-style-type: none"> •Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers. •Provisions addressing subsequent rehabilitation of land to avoid causing adverse environmental effects such as ongoing discharges to air and water. •The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in the rules, particularly permitted rule 21.4.30. 	Reject		9.346. The submission requests that district plan rules do not duplicate Regional Council functions, such as permitted activity rule 21.4.30 where it allows suction dredging not exceeding 10 horsepower. However ORC seek that the provisions are changed to; avoid the interception of sensitive aquifers, undertake rehabilitation of land to address discharges to air and water. These activities are addressed in Regional Plans and would also involve more potential for a duplication of functions. The ORC are asking for changes they identify as a problem i other provisions identified.
OS806.153		Queenstown Park Limited	21.4.30	Other	Delete requirement "for farming purposes".	Reject		Issue 14 Mining
FS1015.9	339.49	Straterra	21.4.30	Oppose	I seek that 339.49 be allowed, subject to the proposed amendments below: "d. The activity will not be undertaken on an Outstanding Natural Feature, landscape or significant indigenous area, or within the margin of any water body, <u>unless it is a location-specific and/or temporary activity, and adverse effects on the environment are avoided, remedied and mitigated. Where there are residual effects, they are offset or otherwise compensated for..</u> "	Reject		Issue 14 Mining
FS1015.88	519.52	Straterra	21.4.30	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14 Mining
FS1040.27	519.52	Forest and Bird	21.4.30	Oppose	Oppose	Accept in Part		Issue 14 Mining
FS1097.164	339.49	Queenstown Park Limited	21.4.30	Oppose	Submitter requests that the rule is amended so that it restricts mining in ONL, significant indigenous area, or within the margin of any water body. This is opposed because it unnecessarily restricts mining within these locations.	Reject		Issue 14 Mining
FS1097.672	706.41	Queenstown Park Limited	21.4.30	Oppose	Oppose suggested additions as they unnecessarily restrict mineral exploration.	Reject		Issue 14 Mining
FS1162.95	706.41	Cooper, James Wilson - represented by GTODD Law	21.4.30	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 14 Mining
FS1287.135	706.41	New Zealand Tungsten Mining Limited	21.4.30	Oppose	That the submission be refused insofar as the submission seeks amendments to the provisions identified in this submission for Chapter 21	Reject		Issue 14 Mining
FS1287.145	798.9	New Zealand Tungsten Mining Limited	21.4.30	Oppose	That the submission be refused insofar as it supports amendments to Chapter 21 and the addition of new provisions proposed for extractive activities.	Reject		Issue 14 Mining
FS1356.52	519.52	Cabo Limited	21.4.30	Oppose	All the relief sought be declined	Reject		Issue 14 Mining
OS339.50		Alty, Evan	21.4.31	Oppose	Amend to read as follows: <i>That the land is returned to its original productive capacity <u>or to indigenous vegetation.</u></i>	Accept in Part		Issue 14 Mining
OS706.42		Forest and Bird NZ	21.4.31		Amend to read as follows: <i>That the land is returned to its original productive capacity <u>or to indigenous vegetation.</u></i>	Accept in Part		Issue 14 Mining
OS806.154		Queenstown Park Limited	21.4.31		Make specific provision for gravel extraction activities, recognising that in most cases such activities are best managed in accordance with earthworks rules. Seek clarification as to the interrelationship between this Chapter and the Earthworks rules.	Reject		Issue 14 Mining
FS1015.10	339.50	Straterra	21.4.31	Oppose	I seek that 339.50 be allowed, subject to the proposed amendments below: "Amend to read as follows: <i>That the land is returned to its original productive capacity or to indigenous vegetation, <u>or to a new or enhanced use, depending on resource consent conditions.</u></i> "	Reject		Issue 14 Mining
FS1097.165	339.50	Queenstown Park Limited	21.4.31	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 14 Mining
FS1162.96	706.42	Cooper, James Wilson - represented by GTODD Law	21.4.31	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 14 Mining

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OS29.3		Shearer, Jane	21.5Rules - Standards	Other	Glossy surfaces reflect light in concentrated, whereas matte surfaces reflect light diffusely. Add a policy considering concentrated vs diffuse reflection of light, not just reflectance value of colours/finishes.	Reject		Residential activity, residential and non-farming buildings
OS56.1		Aviation New Zealand	21.5Rules - Standards	Oppose	Submission relates to objectives, policies and rules for Informal Airports. Notes that agriculture and tourism are both totally reliant on rural airstrips. Submitter states it is critically important we protect, enable and encourage aviation which underpins these sectors – rather than seeking to ban it. Submitter sees no rationale for QLDC to make informal Airports a prohibited activity across the entire QLDC district unless they are 500m from any legal road or residential unit and then limited to 3 movements a week.	Accept in Part		Informal Airports
OS114.1		Tapper, Jules	21.5Rules - Standards	Other	That any new plan conditions only apply to any new place being proposed for the purpose of aircraft taking off and landing and also that the restrictions on movements (3 per week) be replaced with 21 in any calendar week (maximum 3 per day) or unlimited in backcountry/ remote areas and the setback on new alighting areas be 100 m for fixed wing and 120 metres for rotary wing aircraft.	Accept in Part		Informal Airports
OS285.18		MacColl, Debbie	21.5Rules - Standards	Oppose	Delete Table 6	Reject		Informal Airports
OS294.5		Bunn, Steven	21.5Rules - Standards	Oppose	Delete Table 6 relating to informal airports.	Reject		Informal Airports
OS307.4		Kawarau Jet Services Holdings Ltd	21.5Rules - Standards	Other	Generally supports Rule 21.4.24 and Table 9 (being the rules for activities on the surface of the lakes and rivers). Minor clarifications could be made to Table 9 as there appears to be some inconsistency in the application of the labels of "activity status" and "non-compliance status" in the right hand column of the table.	Accept in Part		Objective 21.2.12
OS339.51		Alty, Evan	21.5Rules - Standards	Other	Add a standard for Forestry and shelter belts to provide for: <ul style="list-style-type: none"> • <u>Shall not be established within 20m of water bodies or where trees could fall within a 20m buffer</u> • <u>Forestry is to avoid being located in ONF and ONL.</u> • <u>Forestry or shelter belts shall not be established where there is significant indigenous vegetation</u> Forestry and shelter belts will avoid planting trees that have a potential to naturalise and spread.	Reject		Rules as proposed require a resource consent for forestry and also rules to prohibit identified wilding trees.
OS433.92		Queenstown Airport Corporation	21.5Rules - Standards	Other	Insert a new Table 11 and associated standards for Wanaka Airport as follows: <u>Table 11</u> <u>Activities and Standards for Wanaka Airport</u> <u>21.5.53 Building Height</u> <u>The maximum height of any building shall not exceed 10 metres, except that:</u> <ul style="list-style-type: none"> • <u>this restriction does not apply to control towers, lighting towers or navigation and communication masts and aerials associated with airport operations.</u> • <u>No permanent buildings other than the control tower shall infringe the restrictions of the Approach and Land Use Controls Designation.</u> Activity Status <u>RD</u> * Discretion is restricted to all of the following: <ul style="list-style-type: none"> • <u>Rural amenity and landscape character.</u> • <u>Privacy, outlook and amenity from adjoining properties.</u> • <u>Visual prominence from both public places and private locations.</u> • <u>The effects of breaching the surfaces on aircraft safety.</u> <u>21.5.54 Building Setback</u> <u>The minimum setback for all buildings from all boundaries shall be 5m.</u> <u>The minimum setback for buildings from the eastern side of the centreline of the main runway (as at 2013) shall be 217 metres.</u> <u>Minimum setback for buildings from the western side of the centre line of the main runway (as at 2013) shall be 124 metres.</u> Activity Status <u>RD</u> * Discretion is restricted to all of the following: <ul style="list-style-type: none"> • <u>Privacy, outlook and amenity from adjoining properties.</u> The effects operational and functional effects for aircraft using Wanaka Airport.	Reject		Queenstown and Wanaka Airports

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OS441.1		ASLA Ltd	21.5Rules - Standards	Other	That in Table 2 there is a standard requiring screening stored farm implements, equipment, materials and rubbish etc. There are many examples of unsightly 'farm yards' around the district with no or ineffective visual screening detracting from visual amenity including in Outstanding Natural Landscapes. Other commercial activities are required to screen outdoor yards and stored materials, farming is no different and should not be given special treatment.	Reject		It is not practicable, effective or efficient to require this matter as a rule. The District Plan does not provide screening from items kept in yards from residential activity.
OS442.8		Bunn, David and Margaret	21.5Rules - Standards	Oppose	Delete Table 6 related to informal airports.	Reject		Informal Airports
OS501.8		Woodlot Properties Limited	21.5Rules - Standards		Little Stream Limited have applied to the Council for resource consent for the identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. Requests that should the resource consent be refused by the Council, then the flat area of the site that was formerly used for fire wood production be identified as part of the Rural Industrial Sub-Zone. Requests that the concept of the Rural Industrial Activity Sub-Zone be approved.		Deferred to the hearing on mapping	
OS621.86		Real Journeys Limited	21.5Rules - Standards		Insert new rule to enable jetties and other structures within the Kawarau River and the Frankton Arm, which are necessary for the provision of the existing water based public transport system, a controlled activity. Suggested wording is as follows: Rule 21.5.40A Jetties and Moorings in the Frankton Arm The development, maintenance, upgrading and use of jetties and other structures within the Kawarau River and the Frankton Arm which are necessary for the provision of maintaining or enhancing the water based public transport system is a controlled activity in respect of: <ul style="list-style-type: none"> • location, design (including colour, materials) and scale • navigational safety • practical constraints associated with the maneuverability of vessels 	Accept in Part		Objective 21.2.12
OS621.90		Real Journeys Limited	21.5Rules - Standards		New Rule (21.5.43A) Insert new rule to control motorised Commercial boating activities carried out for the purposes of the water based transport. Matters of control should also be established. Suggested wording is as follows: Motorised commercial boating activities are controlled activities in respect of: <ul style="list-style-type: none"> • Location, scale and intensity of the activity. • Amenity effects, including loss of privacy, remoteness or isolation. • Congestion and safety, including effects on other commercial operators and recreational users. • Waste disposal. • Cumulative effects. • Parking, access safety and transportation effects. 	Accept in Part		Objective 21.2.12
OS701.9		Kane, Paul	21.5Rules - Standards		Relief sought 39. The heading to Table 3, Chapter 21 should specifically provide for irrigation infrastructure.	Reject		Farm Buildings
OS701.11		Kane, Paul	21.5Rules - Standards		Relief sought 41. Restrict the matters of discretion in rule 21.5.14, .15, .16, .17, .18, .19 and .20 to matters which are truly restricted.	Reject		Farm Buildings
OS706.43		Forest and Bird NZ	21.5Rules - Standards		Add a standard for Forestry and shelter belts to provide for: <ul style="list-style-type: none"> • <u>Shall not be established within 20m of water bodies or where trees could fall within a 20m buffer</u> • <u>Forestry is to avoid being located in ONF and ONL.</u> • <u>Forestry or shelter belts shall not be established where there is significant indigenous vegetation</u> <u>Forestry and shelter belts will avoid planting trees that have a potential to naturalise and spread.</u>	Reject		Rules as proposed require a resource consent for forestry and also rules to prohibit identified wilding trees.
FS1030.11	433.92	Jeremy Bell Investments Limited	21.5Rules - Standards	Support	JBIL seeks this part of the submission be disallowed.	Reject		Queenstown and Wanaka Airports
FS1093.8	56.1	T R Currie	21.5Rules - Standards	Support	The submitter seeks that the entire submission be allowed.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.378	433.92	Queenstown Park Limited	21.5Rules - Standards	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airports
FS1097.614	621.86	Queenstown Park Limited	21.5Rules - Standards	Support	Support the intent of the submission for the reasons stated in QPL's primary submission.	Reject		Objective 21.2.12
FS1102.8	501.8	Cranfield, Bob and Justine	21.5Rules - Standards	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to the hearing on mapping	
FS1115.7	621.86	Queenstown Wharves Limited	21.5Rules - Standards	Support	Support for the reasons outlined in QWL's primary submission.	Reject		Objective 21.2.12
FS1117.141	433.92	Remarkables Park Limited	21.5Rules - Standards	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Queenstown and Wanaka Airports
FS1117.261	621.86	Remarkables Park Limited	21.5Rules - Standards	Support	Support the intent of the submission for the reasons stated in RPL's original submission.	Reject		Objective 21.2.12
FS1132.54	706.43	Federated Farmers of New Zealand	21.5Rules - Standards	Oppose	The submitter's concerns are either largely addressed through other provisions or (in relation to a 20m buffer for forestry) are motivated by concerns we believe are more relevantly addressed by Otago Regional Council.	Accept		Rules as proposed require a resource consent for forestry and also rules to prohibit identified wilding trees.
FS1162.44	701.9	Cooper, James Wilson - represented by GTODD Law	21.5Rules - Standards	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Accept		Farm Buildings
FS1162.46	701.11	Cooper, James Wilson - represented by GTODD Law	21.5Rules - Standards	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Accept		Farm Buildings
FS1162.97	706.43	Cooper, James Wilson - represented by GTODD Law	21.5Rules - Standards	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Rules as proposed require a resource consent for forestry and also rules to prohibit identified wilding trees.
FS1235.14	307.4	Jet Boating New Zealand	21.5Rules - Standards	Support	We seek changes to Table 9 and Rule 21.4.24 to as per our original submission.	Accept in Part		Objective 21.2.12
FS1235.20	621.90	Jet Boating New Zealand	21.5Rules - Standards	Oppose	Oppose. Non-complying activity status for structures and moorings on the Kawarau River should be retained. JBNZ seeks retention of recreational jet boating access and opportunities on the Kawarau River and is concerned that more intensive tourism and commercial boating activity will restrict these opportunities.	Accept in Part		Objective 21.2.12
FS1245.8	285.18	Totally Tourism Limited	21.5Rules - Standards	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1245.10	294.5	Totally Tourism Limited	21.5Rules - Standards	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1245.11	442.8	Totally Tourism Limited	21.5Rules - Standards	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1270.88	501.8	Hansen Family Partnership	21.5Rules - Standards	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Deferred to the hearing on mapping	
FS1289.8	501.8	Oasis In The Basin Association	21.5Rules - Standards	Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	

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FS1333.4	621.86	Queenstown Rafting Limited	21.5Rules - Standards	Oppose	All commercial boating activities should be classified as fully discretionary activities. Rule 21.5.39 should be deleted.	Reject		Objective 21.2.12
FS1345.39	114.1	Skydive Queenstown Limited	21.5Rules - Standards	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Informal Airports
OS38.2		Mahon, Stewart	21.5.1	Other	Allow a minimum allotment size of 5 acres in the Rural Zone.	Reject		Entire Report
OS600.79		Federated Farmers of New Zealand	21.5.1	Support	General Standard 21.5.1 is adopted as proposed	Accept		Separation of buildings and activities.
FS1034.79	600.79	Upper Clutha Environmental Society (Inc.)	21.5.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1109.1	38.2	Bunn, Phillip	21.5.1	Support	That the entire submission be allowed. Supports rezoning from Rural General to Rural Lifestyle with minimum lot sizes of 5 acres/2 hectares.	Reject		Entire Report
FS1209.79	600.79	Burdon, Richard	21.5.1	Support	Support entire submission	Accept		Separation of buildings and activities.
OS600.80		Federated Farmers of New Zealand	21.5.2	Support	General Standard 21.5.2 is adopted as proposed	Accept		Separation of buildings and activities.
OS719.100		NZ Transport Agency	21.5.2	Other	Support and amend: Retain Rule 21.5.2 and add an additional Rule 21.5.2.1 as follows: <u>Any new dwelling, located within:</u> <u>. 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or</u> <u>. 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 kmh. Shall be designed,</u> <u>constructed and maintained to ensure that the internal noise levels for dwellings do not exceed 35 dB LAeq(7 hr)</u> <u>inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7 07:2000.</u>	Reject		Separation of buildings and activities.
FS1034.80	600.80	Upper Clutha Environmental Society (Inc.)	21.5.2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1209.80	600.80	Burdon, Richard	21.5.2	Support	Support entire submission	Accept		Separation of buildings and activities.
OS339.52		Alty, Evan	21.5.4	Support	Supports the rule.	Accept		Separation of buildings and activities.
OS384.13		Glen Dene Ltd	21.5.4	Support	Support 20m building setback from water bodies.	Accept		Separation of buildings and activities.
OS600.81		Federated Farmers of New Zealand	21.5.4	Support	General Standard 21.5.4 is adopted as proposed	Accept		Separation of buildings and activities.
OS624.35		Columb, D & M - represented by John Edmonds + Associates Ltd	21.5.4		Amend rule so that the building setback from streams less than 3m wide is 5m, not 20m.	Reject		Separation of buildings and activities.
OS706.44		Forest and Bird NZ	21.5.4	Support	Supports the rule.	Accept		Separation of buildings and activities.
OS806.159		Queenstown Park Limited	21.5.4	Other	Seek amendments to exclude buildings located on jetties where they are for the purpose of providing public transport.	Reject		Separation of buildings and activities.
FS1034.81	600.81	Upper Clutha Environmental Society (Inc.)	21.5.4	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1162.98	706.44	Cooper, James Wilson - represented by GTODD Law	21.5.4	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Separation of buildings and activities.
FS1209.81	600.81	Burdon, Richard	21.5.4	Support	Support entire submission	Accept		Separation of buildings and activities.
OS332.4		this is a personal submission	21.5.5	Other	Add silage pits to the list of facilities that need to be set back 300m and include sheep as well as dairy, relates to intensification.	Reject		Separation of buildings and activities.
OS335.26		Blennerhassett, Nic	21.5.5	Support	support.	Accept		Separation of buildings and activities.
OS384.14		Glen Dene Ltd	21.5.5	Support	Submission supports this standard	Accept		Separation of buildings and activities.
OS400.3		James Cooper	21.5.5	Oppose	Remove Rule 21.5.5	Reject		Farming and non-farming activities
OS600.82		Federated Farmers of New Zealand	21.5.5	Support	General Standard 21.5.5 is adopted as proposed	Accept		Separation of buildings and activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS659.2		Longview Environmental Trust	21.5.5	Oppose	The Trust seeks that Rule 21.5.5 is reworded as follows (underlined text denotes text to be added): Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing) All effluent holding tanks, effluent treatment and effluent storage ponds, shall be located at least 300 metres from any formed road, lake, river or adjoining property.	Reject		Separation of buildings and activities.
OS659.3		Longview Environmental Trust	21.5.5	Oppose	The Trust seeks that the activity status for a breach of Rule 21.5.5 is discretionary rather than restricted discretionary.	Reject		Separation of buildings and activities.
OS701.7		Kane, Paul	21.5.5		Relief sought 38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.	Reject		Separation of buildings and activities.
OS784.8		Jeremy Bell Investments Limited	21.5.5		Table 2 21.5.5, 21.5.6 delete - amend to read "any structure associated with farming activities as defined in this Plan. This includes any structures associated with irrigation including centre pivots and other irrigation infrastructure". Or other amendments with similar effects.	Reject		Entire report
FS1034.82	600.82	Upper Clutha Environmental Society (Inc.)	21.5.5	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1091.20	600.82	Jeremy Bell Investments Limited	21.5.5	Oppose	Disallow. The setback of 300 metres is too far. The potential adverse effects of character, amenity and outlook from neighbouring properties can be adequately mitigated by a lesser distance. A lesser distance would still enable this rule to give effect to the relevant objectives and policies of the chapter.	Reject		Separation of buildings and activities.
FS1162.42	701.7	Cooper, James Wilson - represented by GTODD Law	21.5.5	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Separation of buildings and activities.
FS1209.82	600.82	Burdon, Richard	21.5.5	Support	Support entire submission	Accept		Separation of buildings and activities.
OS335.27		Blennerhassett, Nic	21.5.6	Support	Support.	Accept		Separation of buildings and activities.
OS384.15		Glen Dene Ltd	21.5.6	Support	Submission supports this standard	Accept		Separation of buildings and activities.
OS600.83		Federated Farmers of New Zealand	21.5.6	Support	General Standard 21.5.6 is adopted as proposed	Accept		Separation of buildings and activities.
OS659.4		Longview Environmental Trust	21.5.6	Oppose	The Trust seeks that Rule 21.5.6 is reworded as follows (underlined text denotes text to be added): Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing) All milking sheds or buildings used to house or feed milking stock shall be located at least 300 metres from any adjoining property, lake, river or formed road.	Reject		Separation of buildings and activities.
OS701.8		Kane, Paul	21.5.6		Relief sought 38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.	Reject		Separation of buildings and activities.
FS1034.83	600.83	Upper Clutha Environmental Society (Inc.)	21.5.6	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1091.21	600.83	Jeremy Bell Investments Limited	21.5.6	Oppose	Disallow. The setback of 300 metres is too far. The potential adverse effects of character, amenity and outlook from neighbouring properties can be adequately mitigated by a lesser distance. A lesser distance would still enable this rule to give effect to the relevant objectives and policies of the chapter.	Reject		Separation of buildings and activities.
FS1162.43	701.8	Cooper, James Wilson - represented by GTODD Law	21.5.6	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Separation of buildings and activities.
FS1209.83	600.83	Burdon, Richard	21.5.6	Support	Support entire submission	Reject		Separation of buildings and activities.
OS117.20		Lawton, Maggie	21.5.7	Other	Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.	Accept in Part		Separation of buildings and activities.
OS289.16		Brown, A	21.5.7	Other	Soils in the Upper Clutha are free-draining and it is important to prevent stock from accessing waterbodies. It would also be good to exclude other cattle from our waterways. Riparian planting of waterways should be a requirement.	Accept		Separation of buildings and activities.
OS335.28		Blennerhassett, Nic	21.5.7	Support	Support.	Accept		Separation of buildings and activities.
OS339.53		Alty, Evan	21.5.7	Other	Add: Deer, Beef, Cattle to the activities to be set back from water bodies.	Reject		Separation of buildings and activities.
OS384.16		Glen Dene Ltd	21.5.7	Support	Submission supports this standard	Accept		Separation of buildings and activities.

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS600.84		Federated Farmers of New Zealand	21.5.7	Oppose	General Standard 21.5.7 is deleted	Reject		Separation of buildings and activities.
OS706.45		Forest and Bird NZ	21.5.7		Add: Deer, Beef, Cattle to the activities to be set back from water bodies.	Reject		Separation of buildings and activities.
OS755.16		Guardians of Lake Wanaka	21.5.7		This is unclear. Why is it only referring to dairy farming? What are the "rules" referred to? Concerned that actions to manage these very serious issues could fall into the gaps between ORC and QLDC responsibilities.	Reject		Separation of buildings and activities.
FS1034.84	600.84	Upper Clutha Environmental Society (Inc.)	21.5.7	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Separation of buildings and activities.
FS1040.53	600.84	Forest and Bird	21.5.7	Oppose	Oppose	Accept		Separation of buildings and activities.
FS1080.4	600.84	Director General of Conservation	21.5.7	Oppose	This standard is required in order to safeguard the life supporting capacity of water and ecosystems. It provides an additional control on land use in the margins of water bodies, particularly the grazing of dairy cattle.	Accept		Separation of buildings and activities.
FS1162.99	706.45	Cooper, James Wilson - represented by GTOOD Law	21.5.7	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Separation of buildings and activities.
FS1209.84	600.84	Burdon, Richard	21.5.7	Support	Support entire submission	Reject		Separation of buildings and activities.
OS335.29		Blennerhassett, Nic	21.5.8	Support	Support.	Accept		Separation of buildings and activities.
OS384.17		Glen Dene Ltd	21.5.8	Support	Submission supports this standard	Accept		Separation of buildings and activities.
OS433.90		Queenstown Airport Corporation	21.5.12	Other	Retain as notified.	Accept		21.2.7 Objective 7
FS1030.10	433.90	Jeremy Bell Investments Limited	21.5.12	Oppose	JBIL seeks this part of the submission be disallowed.	Reject		21.2.7 Objective 7
FS1097.376	433.90	Queenstown Park Limited	21.5.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		21.2.7 Objective 7
FS1117.139	433.90	Remarkables Park Limited	21.5.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		21.2.7 Objective 7
OS433.91		Queenstown Airport Corporation	21.5.13	Support	Retain as notified.	Accept		21.2.7 Objective 7
FS1097.377	433.91	Queenstown Park Limited	21.5.13	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1117.140	433.91	Remarkables Park Limited	21.5.13	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		21.2.7 Objective 7
OS339.54		Alty, Evan	21.5.14	Other	Add 'Nature Conservation Values' as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
OS600.85		Federated Farmers of New Zealand	21.5.14	Support	Standard 21.5.14 is adopted as proposed	Accept		Issue 5: Standards for structures and buildings
OS706.46		Forest and Bird NZ	21.5.14		Add Nature Conservation Values as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
FS1034.85	600.85	Upper Clutha Environmental Society (Inc.)	21.5.14	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 5: Standards for structures and buildings
FS1088.6	600.85	Ross and Judith Young Family Trust	21.5.14	Oppose	The Trust does not support this position and considers buildings and structures in designated Reserve Areas overlying the Rural Zone should be a prohibited activity within reason. For example, the erection of a toilet block may be appropriate. This is in accordance with the relief sought in the Trust's original submission. The Trust seeks that this part of the submission be disallowed.	Reject		Issue 5: Standards for structures and buildings
FS1162.100	706.46	Cooper, James Wilson - represented by GTODD Law	21.5.14	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 5: Standards for structures and buildings
FS1209.85	600.85	Burdon, Richard	21.5.14	Support	Support entire submission	Accept		Issue 5: Standards for structures and buildings
OS701.10		Kane, Paul	21.5.14.2		40. Amend 21.5.14.2 to read "any structure associated with farming activities as defined in this Plan. This includes any structures associated with irrigation including centre pivots and other irrigation mechanisms" or other relief consistent with paragraphs [34] and [39] above would also be suitable.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.663	701.10	Queenstown Park Limited	21.5.14.2	Support	Concur that structures associated with irrigators should not be listed as part of the definition of building.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/
FS1162.45	701.10	Cooper, James Wilson - represented by GTODD Law	21.5.14.2	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/
OS339.55		Alty, Evan	21.5.15	Other	Add 'Nature Conservation Values' as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
OS368.15		Anna-Marie Chin Architects and Phil Vautier	21.5.15	Oppose	Delete the rules relating to colour.	Reject		Standards for structures and buildings
OS368.16		Anna-Marie Chin Architects and Phil Vautier	21.5.15	Oppose	Change the area requirement to 10m2 change the wording of the rule to allow for buildings built before the guidelines (or a pre date a certain time) are not required to meet these rules. The reflectance values should be increased back to 36% for walls and roof. There should additionally be an ability for planners to allow for an flexibility of these rules where there the effects are minimal and the overall outcome is good. The surface finishes shall not include concrete, concrete, timber when left untreated or stained, unpainted steel, schist stone, (dry stacked, bagged, rendered etc), copper and zinc.	Reject		Standards for structures and buildings
OS600.86		Federated Farmers of New Zealand	21.5.15	Support	Standard 21.5.15 is adopted as proposed	Accept in Part		Issue 5: Standards for structures and buildings
OS608.70		Darby Planning LP	21.5.15	Other	Support in part Amend Rule 21.5.15 Buildings, as follows: Any building, including any structure larger than 5m ² , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior materials shall be: 21.5.15.1 surfaces shall be coloured in the range of browns, greens or greys (except soffits), including; 21.5.15.2 Pre-painted steel and all For roofs shall have a reflectance value not greater than 20%; and, 21.5.15.3 All other surface finishes shall For all other external surfaces have a reflectance value of not greater than 30%. Except that this rule shall not apply to any locally sourced stone (e.g. schist) 21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period. Discretion is restricted to all of the following: <ul style="list-style-type: none"> External appearance. Visual prominence from both public places and private locations. Landscape character. Visual amenity. 	Accept in Part		Issue 5: Standards for structures and buildings

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS610.15		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.5.15	Oppose	Amend Rule 21.5.15 Buildings, as follows: Any building, including any structure larger than 5m ² , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including; 21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and, 21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%. 21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period. <u>Except that building within the Ski Area Sub Zones, shall be exempt from these rules.</u> Discretion is restricted to all of the following: <ul style="list-style-type: none"> • External appearance. • Visual prominence from both public places and private locations. • Landscape character. • Visual amenity. 	Accept in Part		Issue 5: Standards for structures and buildings
OS613.15		Treble Cone Investments Limited.	21.5.15	Oppose	Amend Rule 21.5.15 Buildings, as follows: Any building, including any structure larger than 5m ² , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including; 21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and, 21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%. 21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period. <u>Except that buildings within the SASZ, shall be exempt from these rules.</u> Discretion is restricted to all of the following: <ul style="list-style-type: none"> • External appearance. • Visual prominence from both public places and private locations. • Landscape character. • Visual amenity. 	Accept in Part		Issue 5: Standards for structures and buildings
OS624.33		Columb, D & M - represented by John Edmonds + Associates Ltd	21.5.15		Amend rule to included additional assessment matter as follows: Buildings Any building, including any structure larger than 5m ² , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including; 21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and, 21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%. 21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period. Discretion is restricted to all of the following: • Benefits of the building particularly in terms of its contribution to the sustainable land use of rural zone land • External appearance. • Visual prominence from both public places and private locations. • Landscape character. • Visual amenity.	Reject		Issue 5: Standards for structures and buildings
OS701.12		Kane, Paul	21.5.15		Relief sought 42. In 21.5.15 include the phrase "For clarity centre pivots and other irrigation structures are not buildings in this Plan" or other relief consistent with paragraphs [34], [39] and [40] above would also be suitable.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS706.47		Forest and Bird NZ	21.5.15		Add Nature Conservation Values as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
OS784.9		Jeremy Bell Investments Limited	21.5.15		Add clarification that specifies that centre pivots and other irrigation structures and infrastructure are not buildings and that centre pivots, irrigation structures and infrastructure are specifically provided for within the Rural Zone.	Reject		Linera and pivot irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/
OS829.1		Anderson Branch Creek Ltd	21.5.15		Remove the restrictions for all buildings to be coloured in the range of browns, greens and grays.	Reject		Issue 5: Standards for structures and buildings
FS1034.86	600.86	Upper Clutha Environmental Society (Inc.)	21.5.15	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 5: Standards for structures and buildings
FS1034.228	608.70	Upper Clutha Environmental Society (Inc.)	21.5.15	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.	Reject		Issue 5: Standards for structures and buildings
FS1088.7	600.86	Ross and Judith Young Family Trust	21.5.15	Oppose	The Trust does not support this position and considers buildings and structures in designated Reserve Areas overlying the Rural Zone should be a prohibited activity within reason. For example, the erection of a toilet block may be appropriate. This is in accordance with the relief sought in the Trust's original submission. The Trust seeks that this part of the submission be disallowed.	Reject		Issue 5: Standards for structures and buildings
FS1097.664	701.12	Queenstown Park Limited	21.5.15	Support	Concur that structures associated with irrigators should not be listed as part of the definition of building.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/
FS1162.47	701.12	Cooper, James Wilson - represented by GTODD Law	21.5.15	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Irrigators are not buildings. No specific provisions are considered necessary. Refer to practice note No 1. http://www.qldc.govt.nz/planning/resource-consents/practice-notes/
FS1162.101	706.47	Cooper, James Wilson - represented by GTODD Law	21.5.15	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept		Issue 5: Standards for structures and buildings
FS1209.86	600.86	Burdon, Richard	21.5.15	Support	Support entire submission	Accept in Part		Issue 5: Standards for structures and buildings

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FS1229.18	610.15	NXski Limited	21.5.15	Support	NZSki Limited supports this submission point. The proposed rule seeks to impose an additional level of assessment which the submitter correctly outlines is already taken into account through Rule 21.5.27 for all building (including additions or alterations). Applying this rule to buildings in the Ski Area Sub-Zone is an inefficient method to achieve the Policies and Objectives of the plan. NZSki Limited seeks that this submission be accepted by QLDC.	Accept in Part		Issue 5: Standards for structures and buildings
FS1229.19	613.15	NXski Limited	21.5.15	Support	NZSki Limited supports this submission point. The proposed rule seeks to impose an additional level of assessment which the submitter correctly outlines is already taken into account through Rule 21.5.27 for all building (including additions or alterations). Applying this rule to buildings in the Ski Area Sub-Zone is an inefficient method to achieve the Policies and Objectives of the plan. NZSki Limited seeks that this submission be accepted by QLDC.	Accept in Part		Issue 5: Standards for structures and buildings
OS411.3		NT McDonald Family Trust	21.5.15.1	Oppose	Delete Rule 21.5.15.1 from the Proposed District Plan	Reject		Issue 5: Standards for structures and buildings
OS829.2		Anderson Branch Creek Ltd	21.5.15.3		Amend this provision to be less restrictive and it is submitted the change be 30% in any 5 year period.	Reject		Issue 5: Standards for structures and buildings
OS339.56		Alty, Evan	21.5.16		Add Nature Conservation Values as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
OS368.14		Anna-Marie Chin Architects and Phil Vautier	21.5.16	Oppose	Delete this rule.	Reject		Standards for structures and buildings
OS501.14		Woodlot Properties Limited	21.5.16		Opposes Rule 21.5.16 which restricts the maximum ground floor area of any building to 500 m2. Requests that Rule 21.5.16 is deleted in its entirety as it duplicates Rules 21.4.5 and 21.5.16 and creates confusion and uncertainty.	Reject		Issue 5: Standards for structures and buildings
OS600.87		Federated Farmers of New Zealand	21.5.16	Support	Standard 21.5.16 is adopted as proposed	Accept		Issue 5: Standards for structures and buildings
OS610.16		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.5.16	Oppose	Amend Rule 21.5.16, as follows: The maximum ground floor area of any building shall be 500 m2. <u>Except this rule shall not apply to building located within any Ski Area Sub Zone.</u>	Accept		Issue 5: Standards for structures and buildings
OS613.16		Treble Cone Investments Limited.	21.5.16	Oppose	Amend Rule 21.5.16, as follows: <u>The maximum ground floor area of any building shall be 500 m2.</u> <u>Except this rule shall not apply to building located within any SASZ.</u>	Accept		Issue 5: Standards for structures and buildings
OS706.48		Forest and Bird NZ	21.5.16		Add Nature Conservation Values as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
FS1034.87	600.87	Upper Clutha Environmental Society (Inc.)	21.5.16	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 5: Standards for structures and buildings
FS1088.8	600.87	Ross and Judith Young Family Trust	21.5.16	Oppose	The Trust does not support this position and considers buildings and structures in designated Reserve Areas overlying the Rural Zone should be a prohibited activity within reason. For example, the erection of a toilet block may be appropriate. This is in accordance with the relief sought in the Trust's original submission. The Trust seeks that this part of the submission be disallowed.	Reject		Issue 5: Standards for structures and buildings

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FS1102.14	501.14	Cranfield, Bob and Justine	21.5.16	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Reject		Relates to ONL line.
FS1162.102	706.48	Cooper, James Wilson - represented by GTODD Law	21.5.16	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 5: Standards for structures and buildings
FS1209.87	600.87	Burdon, Richard	21.5.16	Support	Support entire submission	Reject		Issue 5: Standards for structures and buildings
FS1229.20	610.16	NXski Limited	21.5.16	Support	NZski Limited supports this submission point. The proposed Rule 21.5.27 already provides for assessment of building size within the Ski Area Sub-Zone. Applying this rule to buildings in the Ski Area Sub-Zone is an inefficient method to achieve the Policies and Objectives of the plan. NZski Limited seeks that this submission be accepted by QLDC.	Accept		Issue 5: Standards for structures and buildings
FS1229.21	613.16	NXski Limited	21.5.16	Support	NZski Limited supports this submission point. The proposed Rule 21.5.27 already provides for assessment of building size within the Ski Area Sub-Zone. Applying this rule to buildings in the Ski Area Sub-Zone is an inefficient method to achieve the Policies and Objectives of the plan. NZski Limited seeks that this submission be accepted by QLDC.	Accept		Issue 5: Standards for structures and buildings
FS1270.94	501.14	Hansen Family Partnership	21.5.16	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Reject		Issue 5: Standards for structures and buildings
FS1289.14	501.14	Oasis In The Basin Association	21.5.16	Oppose	The whole of the submission be allowed.	Reject		Issue 5: Standards for structures and buildings
OS339.57		Alty, Evan	21.5.17	Other	Add 'Nature Conservation Values' as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
OS407.10		Mount Cardrona Station Limited	21.5.17	Other	MCS SUPPORTS the rule and seeks the following modifications: <i>Table 3 - Standards for Structures and Buildings</i> <i>The following standards apply to structures and buildings, except Farm Buildings and passenger lift systems</i>	Reject		Issue 5: Standards for structures and buildings
OS519.48		New Zealand Tungsten Mining Limited	21.5.17	Other	Amend rule 21.5.17 as follows: Standards for Structures and Buildings The following standards apply to structures and buildings, except Farm Buildings and Mining Buildings.	Reject		Mining buildings should not be exempt from these rules. Mining buildings are unlikely to be approved via the identification of a building platform.
OS600.88		Federated Farmers of New Zealand	21.5.17	Support	Standard 21.5.17 is adopted as proposed	Accept		Issue 5: Standards for structures and buildings

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OS706.49		Forest and Bird NZ	21.5.17		Add Nature Conservation Values as an assessment matter.	Reject		Applying nature conservation values is too broad and encapsulates eco-systems. This matter would remove the specificity associated with restricted discretionary activity status and the reason for requiring a resource consent.
FS1015.84	519.48	Straterra	21.5.17	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Mining buildings should not be exempt from these rules. Mining buildings are unlikely to be approved via the identification of a building platform.
FS1034.88	600.88	Upper Clutha Environmental Society (Inc.)	21.5.17	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 5: Standards for structures and buildings
FS1088.9	600.88	Ross and Judith Young Family Trust	21.5.17	Oppose	The Trust does not support this position and considers buildings and structures in designated Reserve Areas overlying the Rural Zone should be a prohibited activity within reason. For example, the erection of a toilet block may be appropriate. This is in accordance with the relief sought in the Trust's original submission. The Trust seeks that this part of the submission be disallowed.	Reject		Issue 5: Standards for structures and buildings
FS1097.271	407.10	Queenstown Park Limited	21.5.17	Support	Support inclusion of reference to passenger lift svstems	Reject		Issue 5: Standards for structures and buildings
FS1162.103	706.49	Cooper, James Wilson - represented by GTODD Law	21.5.17	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue 5: Standards for structures and buildings
FS1209.88	600.88	Burdon, Richard	21.5.17	Support	Support entire submission	Accept		Issue 5: Standards for structures and buildings
FS1356.48	519.48	Cabo Limited	21.5.17	Oppose	All the relief sought be declined	Accept		Issue 5: Standards for structures and buildings
OS145.11		Upper Clutha Environmental Society (Inc)	21.5.18		The Society opposes farm buildings becoming a permitted activity. It seeks that all of the provisions relating to farm buildings contained in the Operative District Plan are rolled-over in their exact current form.	Reject		Issue 3: Farm Buildings
OS325.19		Solobio Ltd - owner of Matukituki Station	21.5.18	Support	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept in Part		Issue 3: Farm Buildings
OS384.18		Glen Dene Ltd	21.5.18	Other	Support farm buildings as permitted activities in Rural Landscape Classification subject to proposed standards. Support proposed matters for discretion.	Reject		Issue 3: Farm Buildings
OS519.49		New Zealand Tungsten Mining Limited	21.5.18	Oppose	Amend 21.5.18 as follows 21.5.18.3 Is not located within an Outstanding Natural Feature (ONF)* <u>*this rule does not apply to containers</u>	Reject		Issue 3: Farm Buildings
OS600.89		Federated Farmers of New Zealand	21.5.18	Other	Standard 21.5.18 is adopted, however Council revisit and refine the restricted discretionary activity criteria, specifically through the removal of Rural Amenity values as a consideration under the criteria.	Reject		Issue 3: Farm Buildings
FS1012.37	145.11	Willowridge Developments Limited	21.5.18	Oppose	The submission opposing farm buildings from becoming a permitted activity is disallowed.	Accept in Part		
FS1015.85	519.49	Straterra	21.5.18	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue 14: Mining
FS1034.89	600.89	Upper Clutha Environmental Society (Inc.)	21.5.18	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 3: Farm Buildings
FS1097.31	145.11	Queenstown Park Limited	21.5.18	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Accept in Part		
FS1162.11	145.11	Cooper, James Wilson - represented by GTODD Law	21.5.18	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		
FS1209.89	600.89	Burdon, Richard	21.5.18	Support	Support entire submission	Reject		Issue 3: Farm Buildings

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FS1254.113	145.11	Allenby Farms Limited	21.5.18	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		
FS1313.69	145.11	Darby Planning LP	21.5.18	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Accept in Part		
FS1347.7	145.11	Lakes Land Care	21.5.18	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and mange their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept in Part		
FS1356.49	519.49	Cabo Limited	21.5.18	Oppose	All the relief sought be declined	Reject		Issue 14: Mining
OS384.20		Glen Dene Ltd	21.5.18.4	Other	seek 21.5.18.4 be amended to provide for buildings up to 200m ² and 5m in height.	Reject		Issue 3: Farm Buildings
OS829.3		Anderson Branch Creek Ltd	21.5.18.5		Revised 600masl to 900masl at a minimum and preferably removed from the plan	Reject		Issue 3: Farm Buildings
OS384.19		Glen Dene Ltd	21.5.18.6	Support	Rule 21.5.18.6 Support that farm buildings in Outstanding Natural Landscapes be permitted,	Accept		Issue 3: Farm Buildings
OS784.10		Jeremy Bell Investments Limited	21.5.18.7		Restrict discretion so more specific matters than open ended value judgements.	Reject		Issue 3: Farm Buildings
OS810.42		Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	21.5.18.7		Add wahi tupuna to bullet point list as an assessment matter where structures, building and network utilities affect ridgelines and upper slopes.	Reject		Issue 3: Farm Buildings
OS325.20		Solobio Ltd - owner of Matukituki Station	21.5.19	Support	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept		Issue 3: Farm Buildings
OS600.90		Federated Farmers of New Zealand	21.5.19	Other	Standard 21.5.19 is adopted, however Council revisit and refine the restricted discretionary activity criteria, specifically through the removal of Visual amenity values as a consideration under the criteria.	Reject		Issue 3: Farm Buildings
OS608.71		Darby Planning LP	21.5.19	Other	Support in part Amend Rule 21.5.19 as follows: Exterior colours of buildings Exterior materials shall be: 21.5.19.1 All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits). 21.5.19.2 Pre-painted steel, and all For roofs shall have a reflectance value not greater than 20%. 21.5.19.3 Surface finishes shall For all other external surfaces have a reflectance value of not greater than 30%. Except that this rule shall not apply to any locally sourced stone (e.g. schist) Discretion is restricted to all of the following: • External appearance. • Visual prominence from both public places and private locations. • Landscape character. • Visual amenity.	Reject		Issue 3: Farm Buildings
FS1034.90	600.90	Upper Clutha Environmental Society (Inc.)	21.5.19	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 3: Farm Buildings

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FS1034.229	608.71	Upper Clutha Environmental Society (Inc.)	21.5.19	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.	Reject		Issue 3: Farm Buildings
FS1209.90	600.90	Burdon, Richard	21.5.19	Support	Support entire submission	Reject		Issue 3: Farm Buildings
OS325.21		Solobio Ltd - owner of Matukituki Station	21.5.20		Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.	Accept		Issue 3: Farm Buildings
OS600.91		Federated Farmers of New Zealand	21.5.20	Support	Standard 21.5.20 is adopted as proposed	Accept		Issue 3: Farm Buildings
FS1034.91	600.91	Upper Clutha Environmental Society (Inc.)	21.5.20	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 3: Farm Buildings
FS1209.91	600.91	Burdon, Richard	21.5.20	Support	Support entire submission	Accept		Issue 3: Farm Buildings
OS122.4		Skydive Queenstown Limited	21.5.21	Other	Increase from 10 to 28.	Reject		Issue 6: Other Activities.
OS315.6		The Alpine Group Limited	21.5.21	Support	Supports increase to not more than 10 persons in a group.	Accept		Issue 6: Other Activities.
OS489.2		Bungy New Zealand and Paul Henry van Asch	21.5.21		Opposes the increase in the permitted activity status for commercial recreation activities from 5 people in any one group under the Operative District Plan, to 10 people in any one group. Submits that any commercial recreation activity which includes more than 5 people in one group should have to apply for a discretionary resource consent like any other operator has had to since 1998. Requests that Rule 21.5.21 be amended by changing "10 people in any one group" to "5 people in any one group."	Reject		Issue 6: Other Activities.
OS621.84		Real Journeys Limited	21.5.21		Amend rule to increase the permitted size of groups: Commercial recreation activity undertaken on land, outdoors and involving not more than 10 15 persons in any one group.	Reject		Issue 6: Other Activities.
OS624.36		Columb, D & M - represented by John Edmonds + Associates Ltd	21.5.21		Amend rule to permit commercial recreation activities for up to 20 people.	Reject		Issue 6: Other Activities.
FS1097.24	122.4	Queenstown Park Limited	21.5.21	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1097.144	315.6	Queenstown Park Limited	21.5.21	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Reject		Issue 6: Other Activities.
FS1245.30	489.2	Totally Tourism Limited	21.5.21	Oppose	States that the requirements are addressed through other statutory requirements and therefore requiring resource consent for this activity is highly ineffective. Seeks that this submission be disallowed.	Accept in Part		Issue 6: Other Activities.
FS1345.3	315.6	Skydive Queenstown Limited	21.5.21	Oppose	I request that the relief sought by the original submitter not be allowed, and consistent with my original submission , I request that the cap be increased to 28 persons.	Reject		Issue 6: Other Activities.
FS1345.4	489.2	Skydive Queenstown Limited	21.5.21	Oppose	I request that the relief sought by the original submitter not be allowed, and consistent with my original submission , I request that the cap be increased to 28 persons.	Reject		Issue 6: Other Activities.
FS1345.29	621.84	Skydive Queenstown Limited	21.5.21	Support	With respect to the permitted group size rule (21 .5.21), I request that the cap be increased to 28 persons, consistent with my original submission.	Reject		Issue 6: Other Activities.
FS1345.30	624.36	Skydive Queenstown Limited	21.5.21	Support	I request that the cap be increased to 28 persons, consistent -with my original submission.	Reject		Issue 6: Other Activities.
OS719.101		NZ Transport Agency	21.5.22	Support	Retain	Accept		Issue 6: Other Activities.
OS806.155		Queenstown Park Limited	21.5.22	Other	Support/amend. Seek amendments to ensure the rule is effects-based. Seek clarification as to its application and its relationship to other rules controlling commercial and commercial recreation activities.	Reject		Issue 6: Other Activities.
OS719.102		NZ Transport Agency	21.5.24	Support	Retain	Accept		Issue 6: Other Activities.
OS105.1		Chartres, Allan	21.5.25	Oppose	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.	Accept in Part		Informal Airports
OS105.2		Chartres, Allan	21.5.25	Oppose	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.	Accept in Part		Informal Airports
OS135.1		Baker, Joan	21.5.25	Oppose	Reject the increase to landing rights from informal airports at Tucker Beach Reserve (DoC Estate).	Reject		Informal Airports
OS162.2		Campbell, Carlton	21.5.25	Oppose	Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.	Reject		Informal Airports
OS209.1		Green, Michael	21.5.25	Oppose	Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.	Reject		Informal Airports
OS211.1		Aircraft Owners and Pilots Assn Nz (Inc)	21.5.25	Oppose	Reject the rule.	Accept in Part		Informal Airports
OS315.7		The Alpine Group Limited	21.5.25	Support	Support given the additional layers of management of those land tenures.	Accept		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS373.13		Department of Conservation	21.5.25	Other	Amend Table 5, 21.5.25 as follows: 21.2.25 Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following one of standards 21.5.25.1 and 21.5.25.2 as well as standard 21.5.25.4 shall be permitted activities: Amend 21.5.25.3 as follows: Informal airports for emergency landings, rescues, fire-fighting, <u>operational activities of the Department of Conservation</u> , and activities ancillary to farming activities.	Accept in Part		Informal Airports
OS500.7		Mr David Broomfield	21.5.25		Submitter owns (and part owns) several properties in the vicinity of Tucker Beach Road, Lower Shotover, shown on Proposed Planning Map 31. Opposes the permitted status for informal airports on DOC land. Seeks that the use of helicopters for landing and take-off be at least a non-complying activity on the public reserve areas identified as Sec 92 BLK II Shotover SD and Sec 97 BLK II Shotover SD due to significant adverse effects on amenity values.	Reject		500m separation maintains amenity values.
OS571.2		Totally Tourism Limited	21.5.25	Support	Support Rule 21.5.2.5 (Table 6) re informal airports on conservation land and crown pastoral land.	Accept		Informal Airports
OS600.92		Federated Farmers of New Zealand	21.5.25	Support	Standard 21.5.25 is adopted as proposed	Accept		Informal Airports
OS723.9		Wakatipu Aero Club	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
OS730.9		Snow, Adrian - represented by Town Planning Group Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS732.9		Revell William Buckham	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
OS734.9		Connor, Kerry - represented by Town Planning Group Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
OS736.9		Southern Lakes Learn to Fly Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
OS738.9		Sproull, Hank - represented by Town Planning Group Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS739.9		Southern Lakes Learn to Fly Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
OS760.9		Southern Lakes Aviation Limited	21.5.25	Other	Amend; "Informal Airports Located on Public Conservation and Crown Pastoral Land Informal airports that comply with the following standards shall be permitted activities: 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987; 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948; 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site."	Accept in Part		Informal Airports
FS1034.92	600.92	Upper Clutha Environmental Society (Inc.)	21.5.25	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Informal Airports
FS1066.9	730.9	Aircraft Owners and Pilots Associates (NZ) Inc	21.5.25	Support	That the whole submission be allowed.	Accept in Part		Informal Airports
FS1093.9	105.1	T R Currie	21.5.25	Support	The submitter seeks that the entire submission be allowed.	Accept in Part		Informal Airports
FS1093.10	105.2	T R Currie	21.5.25	Support	The submitter seeks that the entire submission be allowed.	Accept in Part		Informal Airports
FS1093.12	211.1	T R Currie	21.5.25	Support	The submitter seeks that the entire submission be allowed.	Accept in part		Informal Airports
FS1209.92	600.92	Burdon, Richard	21.5.25	Support	Support entire submission	Accept		Informal Airports
FS1245.1	209.1	Totally Tourism Limited	21.5.25	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1245.5	162.2	Totally Tourism Limited	21.5.25	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept		Informal Airports
FS1245.27	723.9	Totally Tourism Limited	21.5.25	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
FS1245.31	500.7	Totally Tourism Limited	21.5.25	Oppose	Agrees that removing the permitted activity status for aircraft landings on Public Conservation land would have a significant impact on the aviation tourism industry from an economic perspective and would be an inefficient method of managing the effects from these activities. Requests that the submission be disallowed.	Accept in Part		Informal Airports
FS1347.30	373.13	Lakes Land Care	21.5.25	Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.	Reject		Relates to general opposition to a submission on DoC on indigenous vegetation definition.
OS1366.7		Moraine Creek Limited	21.5.25	Support	Will reduce double dipping of assessments between QLDC, DOC and LINZ. Support whole table	Reject		Entire Report
OS713.2		Heli Tours Limited	21.5.25.1	Support	Support these standards that do not require additional resource consents when a concession or recreation permit is held.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS315.8		The Alpine Group Limited	21.5.25.4	Oppose	Remove the need for permission to operate informal airports on DOC and Pastoral Lease land. Remove the restriction of operating informal airports 500m from formed public roads.	Accept		Informal Airports
OS382.2		Helicopters Queenstown Limited	21.5.25.4	Support	The following changes are sought: 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-200 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site. OR In the alternative any such other combination of rules and standards provided that the intent of this submission is enabled.	Accept in Part		Informal Airports
OS385.4		Wright, Frank	21.5.25.4	Oppose	Delete this provision.	Reject		Informal Airports
OS843.8		Shai Lanuel - represented by Skytrek Tandems Ltd	21.5.25.4	Other	Amend the rule as follows: 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500-100 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site.	Accept in Part		Informal Airports
FS1245.24	315.8	Totally Tourism Limited	21.5.25.4	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
FS1245.25	382.2	Totally Tourism Limited	21.5.25.4	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
OS93.1		Evans, Mike	21.5.26	Oppose	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.	Accept in Part		Informal Airports
OS105.3		Chartres, Allan	21.5.26	Oppose	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.	Accept in Part		Informal Airports
OS109.1		Couper, Steve	21.5.26	Oppose	Retain the existing rules that require a discretionary activity resource consent for the use of land as an informal airport (with regard to the Wakatipu Basin)	Reject		Informal Airports
OS137.1		Glenorchy Air	21.5.26	Other	Confirm the standards laid out in 21.5.26 with the following amendment to 21.5.26.3 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 metres from any formed legal road where the gazetted speed limit is 50 kilometers an hour or less, or the notional boundary of any residential unit not located on the same site.	Accept in Part		Informal Airports
OS138.1		Baker, Cliff	21.5.26	Other	Review the setbacks distances and movements allowed. The setback from property boundaries is impractical as it limits nearly every property in the basin.	Reject		Informal Airports
OS143.1		Bowman, Richard	21.5.26	Other	Opposes the proposal (21.5.26.1) that on other Rural land informal airports on any site that do not exceed a frequency of use of 3 flights* per week; would be treated as a permitted activity. Generally supports the proposal (21.5.26.3) In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. Seeks that any changes to the District Plan will not legally provide for helicopters to be landed or operated below 500 feet altitude in proximity (ie., within at least 500m) of residential properties. Excepting where provided for in 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.	Reject		Informal Airports
OS162.3		Campbell, Carlton	21.5.26	Oppose	Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.	Reject		Informal Airports
OS174.1		Stephani, Steven	21.5.26	Oppose	Minimum distance of an informal airport from a road or property boundary to be changed from 500 meters to 100 metres and/or also permitted with neighbours consent.	Accept in Part		Informal Airports
OS209.2		Green, Michael	21.5.26	Oppose	Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.	Reject		Informal Airports
OS211.2		Aircraft Owners and Pilots Assn Nz (Inc)	21.5.26	Oppose	Reject the rule.	Reject		Informal Airports
OS221.5		Cleaver, Susan	21.5.26	Other	Increase flights to 10 per week; delete 500m distance and change it to 100m - there are almost no areas in the Wakatipu basin that could comply with the 500m distance to all boundaries.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS224.1		Queenstown Milford User Group	21.5.26	Other	Change so that the informal airport shall be located a minimum distance of 500 metres from any formed legal road for which the gazetted speed limit is 50 KMPH or less or the notional boundary of any residential unit not located on the same site	Accept in Part		Informal Airports
OS238.132		NZIA Southern and Architecture + Women Southern	21.5.26	Oppose	Noise pollution will become an increasing problem with projected population growth and degrade the quality of the environment. Change to Discretionary Activity.	Reject		Informal Airports
OS265.6		Bunn, Phillip	21.5.26	Other	Increase flights to 10 per week, and delete the 500 metre distance and change to a safe distance.	Accept in Part		Informal Airports
OS385.5		Wright, Frank	21.5.26	Oppose	Delete all provisions in Table 6.	Reject		Informal Airports
OS405.1		Trilane Industries Limited	21.5.26	Oppose	Opposes standards 21.5.26.1 and 21.5.26.3 relating to informal airports. Requests that the number of flights in Standard 21.5.26.1 be amended to 10 flights per week. Requests Standard 21.5.26.3 be deleted.	Accept in Part		Informal Airports
OS423.6		Bunn, Carol	21.5.26	Oppose	Increase flights to at least 10 per week, delete 500m distance and change to 100m distance - there are almost no areas in the Wakatipu basin that could comply with the 500m distance to all boundaries.	Accept in part		Informal Airports
OS457.1		Cranfield, Robert	21.5.26	Oppose	Retain the status quo, Re Table 6. the noise pollution from helicopters in the Wakatipu basin is bad enough now. It should not be further extended to rural informal airports except in cases of emergency.	Reject		Informal Airports
OS508.1		Raymont, Paul	21.5.26		The follow changes would reduce the need for resource consent and the associated costs of obtaining one: 21.5.26.2 Amend the clause to allow for other activities in addition to those stated. 21.5.26.3 Reduce the minimum distance from 500 meters to 100 meters from notional boundary of any residential unit or a building platform. The minimum distance to be measured from state highways and excludes minor and dead end roads. Allow the activity to be permitted within the minimum distance from notional boundary of any residential unit or a building platform if the written consent of the affected person(s) is obtained without the necessity for resource consent. Maybe issue a simple permit from council as a method to record the consent of the affected persons.	Accept in Part		Informal Airports
OS571.3		Totally Tourism Limited	21.5.26	Support	Support Rule 21.5.26 re informal airports on other rural zoned land.	Accept in Part		Informal Airports
OS600.93		Federated Farmers of New Zealand	21.5.26	Support	Standard 21.5.26 is adopted as proposed	Accept in Part		Informal Airports
OS723.10		Wakatipu Aero Club	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS730.10		Snow, Adrian - represented by Town Planning Group Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS732.10		Revell William Buckham	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 <u>100</u> metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS734.10		Connor, Kerry - represented by Town Planning Group Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 <u>100</u> metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS736.10		Southern Lakes Learn to Fly Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 <u>100</u> metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS738.10		Sproull, Hank - represented by Town Planning Group Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 <u>100</u> metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS739.10		Southern Lakes Learn to Fly Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS760.10		Southern Lakes Aviation Limited	21.5.26	Other	Amend: "Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities: 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights* per week; 21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities; 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."	Accept in Part		Informal Airports
OS833.1		Barnett & Buckley, Rosemary & Thomas Anthony	21.5.26		Objects to the proposed creation of informal airports in rural residential areas. Requests that council refuses to allow the proposed formation of informal airports in remote areas of rural general and residential land.	Reject		Informal Airports
FS1034.93	600.93	Upper Clutha Environmental Society (Inc.)	21.5.26	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Informal Airports
FS1066.10	730.10	Aircraft Owners and Pilots Associates (NZ) Inc	21.5.26	Support	That the whole submission be allowed.	Accept in Part		Informal Airports
FS1093.2	143.1	T R Currie	21.5.26	Oppose	The submitter considers that informal airports should be able to be located within 500m of the formed legal roads or the notional boundary of any residential unit or building platform not located on the same site. Informal airports were historically and are currently a common part of the Rural Zone in the Queenstown Lakes District Council area. The proposed provisions and relief sought in this submission are unduly restrictive. The submitter seeks that the whole submission be disallowed:	Accept in Part		Informal Airports
FS1093.7	833.1	T R Currie	21.5.26	Oppose	Submission 833 appears to suggest that the creation of Informal Airports in the areas outlined should be a prohibited activity. Such a suggestion does not allow the sustainable use of land by the community and unjustly restricts the operation of informal airports in the Rural Zone. In addition it is not clear what constitutes a 'remote area' for the purpose of the submission. Informal airports were historically and are currently a common part of the Rural Zone in the Queenstown Lakes District Council area. The submitter seeks that the whole submission be disallowed.	Accept in Part		Informal Airports
FS1093.11	105.3	T R Currie	21.5.26	Support	The submitter seeks that the entire submission be allowed.	Accept in Part		Informal Airports
FS1093.13	211.2	T R Currie	21.5.26	Support	The submitter seeks that the entire submission be allowed.	Reject		Informal Airports
FS1107.137	238.132	Man Street Properties Ltd	21.5.26	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1157.32	238.132	Trojan Helmet Ltd	21.5.26	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1209.93	600.93	Burdon, Richard	21.5.26	Support	Support entire submission	Accept		Informal Airports
FS1226.137	238.132	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.5.26	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1234.137	238.132	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.5.26	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1239.137	238.132	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.5.26	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.137	238.132	Skyline Enterprises Limited & Accommodation and Booking Agents	21.5.26	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1242.160	238.132	Stokes, Antony & Ruth	21.5.26	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1245.2	209.2	Totally Tourism Limited	21.5.26	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.6	162.3	Totally Tourism Limited	21.5.26	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.7	265.6	Totally Tourism Limited	21.5.26	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.12	457.1	Totally Tourism Limited	21.5.26	Oppose	Seeks the entire deletion of proposed rules 21.5.25 and 21.5.26 in Table 6 of the proposed District Plan and the retention of the existing rules that require every 'airport' to obtain a Discretionary Activity consent. Seeks that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.20	833.1	Totally Tourism Limited	21.5.26	Oppose	Agrees that restricting the use of informal airports as requested by these submitters would destroy commercial aviation tourism within the Queenstown Lakes District. Requests that these submissions be disallowed.	Accept in Part		Informal Airports
FS1245.21	93.1	Totally Tourism Limited	21.5.26	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
FS1245.22	137.1	Totally Tourism Limited	21.5.26	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
FS1245.28	723.10	Totally Tourism Limited	21.5.26	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports
FS1248.137	238.132	Trojan Holdings Limited & Beach Street Holdings Limited	21.5.26	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.137	238.132	Tweed Development Limited	21.5.26	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1345.1	571.3	Skydive Queenstown Limited	21.5.26	Oppose	I request that the relief sought by the original submitter not be allowed, and consistent with my original submission the Proposed District Plan provisions for informal airports be amended in accordance with my original submission.	Reject		Informal Airports
FS1345.5	143.1	Skydive Queenstown Limited	21.5.26	Oppose	I request that the relief sought by the original submitter not be allowed, and that Rule 21.5.26.3 be deleted in accordance with my original submission #122	Reject		Informal Airports
FS1345.6	137.1	Skydive Queenstown Limited	21.5.26	Oppose	I request that the relief sought by the original submitter not be allowed, and that Rule 21.5.26.3 be deleted in accordance with my original submission #122	Reject		Informal Airports
FS1345.36	211.2	Skydive Queenstown Limited	21.5.26	Support	I request that the relief sought by the original submitter be allowed, and that Rule 21.5.26.1 be amended in accordance with my original submission #122.	Reject		Informal Airports
FS1345.37	93.1	Skydive Queenstown Limited	21.5.26	Support	I request that the relief sought by the original submitter be allowed, and that Rule 21.5.26.3 be deleted in accordance with my original submission #122.	Accept in Part		Informal Airports
OS1366.8		Moraine Creek Limited	21.5.26	Support	Support in full	Accept		Entire Report
OS106.1		Trelawn Place	21.5.26.1	Oppose	Delete this 500m requirement, and do not impose a replacement distance until you know exactly what the Plan Change 27A will allow.	Reject		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS122.5		Skydive Queenstown Limited	21.5.26.1	Other	Redraft as follows: 'Informal airports where sound levels do not exceed limits prescribed in Rule 36.5.14'.	Reject		Informal Airports
OS660.4		Fairfax, Andrew - represented by John Edmonds + Associates Ltd	21.5.26.1	Other	Amend: Increase the daily limit to one flight per day.	Accept in Part		Informal Airports
OS662.4		Macauley, I and P - represented by John Edmonds + Associates Ltd	21.5.26.1	Other	Amend: Increase the daily limit to one flight per day.	Accept in Part		Informal Airports
FS1245.13	122.5	Totally Tourism Limited	21.5.26.1	Oppose	Seeks maintenance of an appropriate limitation on flight numbers and a setback distance for simplicity of the Permitted Activity provisions. Seeks that this submission be disallowed.	Accept		Informal Airports
FS1345.38	106.1	Skydive Queenstown Limited	21.5.26.1	Support	I request that the relief sought by the original submitter be allowed, and that Rule 21.5.26.3 be deleted in accordance with my original submission #122.	Reject		Informal Airports
OS9.7		Drayron, Terry	21.5.26.2	Other	To limit the use of informal airports on rural land to farming or emergency needs only and that any other uses be redirected to commercial airports.	Reject		Informal Airports
OS385.6		Wright, Frank	21.5.26.2	Oppose	Change to read: Informal airports used for emergency landings, rescues, fire-fighting, farming activities, private fixed wing operations, and flight currency requirements.	Reject		Informal Airports
OS660.5		Fairfax, Andrew - represented by John Edmonds + Associates Ltd	21.5.26.2	Oppose	Delete: Remove the 500m separation	Accept in Part		Informal Airports
OS662.5		Macauley, I and P - represented by John Edmonds + Associates Ltd	21.5.26.2	Oppose	Delete: Delete the 500m separation.	Accept in Part		Informal Airports
FS1093.1	9.7	T R Currie	21.5.26.2	Oppose	Informal airports serve a number of uses outside farming or emergency requirements. This may include tourism and private uses. It is impractical and unreasonable to prevent these other uses from using informal airports and redirecting them to commercial airports. The effects of aircraft using an informal airport are independent to the type of user. The submitter seeks this part of the submission be disallowed.	Accept in Part		Informal Airports
FS1245.19	9.7	Totally Tourism Limited	21.5.26.2	Oppose	Agrees that restricting the use of informal airports as requested by these submitters would destroy commercial aviation tourism within the Queenstown Lakes District. Requests that these submissions be disallowed.	Accept in Part		Informal Airports
FS1345.43	660.5	Skydive Queenstown Limited	21.5.26.2	Support	request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted	Reject		Informal Airports
FS1345.44	662.5	Skydive Queenstown Limited	21.5.26.2	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Informal Airports
OS122.6		Skydive Queenstown Limited	21.5.26.3	Oppose	Delete rule 21.5.26.1.	Reject		Informal Airports
OS382.3		Helicopters Queenstown Limited	21.5.26.3	Support	21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 200 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site. OR In the alternative any such other combination of rules and standards provided that the intent of this submission is enabled.	Accept in Part		Informal Airports
OS385.7		Wright, Frank	21.5.26.3	Oppose	Change to read: All historical existing informal airports currently located within the QLDC shall be protected under the District Plan and there shall be no limit to frequency of use for private operations.	Reject		Objective 21.2.4 covers legally established activities.
OS784.11		Jeremy Bell Investments Limited	21.5.26.3		Submitter seeks that a lesser distance than 500 metres be provided for the location of informal airports. the controls are arbitrary and will give rise to inefficiencies in consent processing costs for little if any environmental benefit.	Accept in Part		Informal Airports
OS843.9		Shai Lanuel - represented by Skytrek Tandems Ltd	21.5.26.3		Amend as follows: 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum 500 100 metres for rotary wing aircraft and 120 metres for fixed wing aircraft from any formed legal road or the notional boundary of any residential unit or building platform not located on the same site. [...]	Accept in Part		Informal Airports
FS1245.26	382.3	Totally Tourism Limited	21.5.26.3	Support	Agrees that a reduction in the setback from roads for the low number of permitted flights provided for in these rules is unlikely to significantly exacerbate driver distraction and is therefore supported. Requests that these submissions be allowed.	Accept in Part		Informal Airports

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1345.40	382.3	Skydive Queenstown Limited	21.5.26.3	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission # 122, that Rule 21. 5. 26. 3 be deleted.	Accept in Part		Informal Airports
FS1345.45	784.11	Skydive Queenstown Limited	21.5.26.3	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Informal Airports
FS1345.46	843.9	Skydive Queenstown Limited	21.5.26.3	Support	I request that the relief sought by the original submitter be allowed, and consistent with my original submission #122, that Rule 21.5.26.3 be deleted.	Reject		Informal Airports
OS407.11		Mount Cardrona Station Limited	21.5.27	Oppose	MCS OPPOSES Table 7 – Rules 21.5.27 and seeks the following modifications: <u>21.5.27 Construction, relocation, addition or alteration of a building</u> <u>Exterior colours of all buildings:</u> <u>21.5.27.1 All exterior surfaces shall be coloured in the range of browns, greens or greys.</u> <u>21.2.27.2 Pre-painted steel and all roofs or other parts of the structure shall have a reflectance value of not greater than 20%.</u> <u>21.5.27.3 Surface finishes shall have a reflectance value of not greater than 30%.</u> Control is reserved to all of the following: [...]	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.30		Cardrona Alpine Resort Limited	21.5.27	Oppose	Rename Table 7 as follows: Standards for Ski Area Activities within the Ski Area Sub Zones <u>and Tourism Activities within the Cardrona Alpine Resort</u>	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS615.31		Cardrona Alpine Resort Limited	21.5.27	Oppose	Retain all rules and standards as notified except for the amendments and additions suggested in point 31 of the submission. 21.5.27A Earthworks and vegetation clearance ancillary to Ski Area Activities and Tourism Activities in the Cardona Alpine Resort Area are permitted provided: (a) No more than 50,000m ³ in volume within one 12 month period shall be undertaken per allotment; (b) Earthworks undertaken within 5m of any water body shall not exceed 20m ³ in volume, within one consecutive 12 month period; (c) No material shall be deposited within 5m of any water body or where it may dam, divert or contaminate water; and (d) Excavations that exceed 1.5m in height are not undertaken in any location visible from a public road. 21.5.27B Any alteration of or additions to buildings and structures used for Ski Area Activities and Tourism Activities in the Cardona Alpine Resort Area is a permitted activity provided: (a) the building footprint shall not increase by 25% within one consecutive 5 year period; (b) the alterations or additions is not visible from the Crown Range Road or any adjoining allotment; 21.5.27C The construction and use of new infrastructure or structures required as part of, or to facilitate, a Ski Area Activity or Tourism Activity in the Cardona Alpine Resort Area is a permitted activity provided the infrastructure or structure is not visible from the Crown Range Road; 21.5.27D Snow grooming is a permitted activity 24hrs a day and shall not be subject to any other rules in this district plan (including any glare and noise standards). 21.5.28 Ski tows and lifts which are not permitted by the above rules. Control is reserved to all of the following: • The extent to which the ski tow or lift or building breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes. • Whether the materials and colour to be used are consistent with the rural landscape of which the tow or lift or building will form a part. • <u>Balancing environmental considerations with operational characteristics</u>	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1105.30	615.30	Cardrona Valley Residents and Ratepayers Society Inc	21.5.27	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1105.31	615.31	Cardrona Valley Residents and Ratepayers Society Inc	21.5.27	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: <ul style="list-style-type: none"> • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities. 	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.31	615.30	Curtis, Kay	21.5.27	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1137.32	615.31	Curtis, Kay	21.5.27	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.5	615.31	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.5.27	Support	Soho supports the introduction of permitted activities for uses and activities within the SASZ which are not visible from the Cardrona Valley Road.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.11	407.11	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.5.27	Oppose	We seek that the part of the submission relating to Rule 21.5.27 be disallowed. Soho opposes the proposed amendments to Rule 21.5.27 specifying additional standards to be met in relation to external colours. The proposed new standards do not fit with the construction of the rule, which lists all building within the SASZ as a controlled activity. The status of any building that fails to comply with the proposed colours standards is unclear. In addition, Soho submits that these colour standards are unnecessary for building within the SASZ which are controlled in any instance. The rule already specifies control in relation to external appearance and colour.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1330.6	407.11	Treble Cone Investments Limited	21.5.27	Oppose	seek that the part of the submission relating to Rule 21.5.27 be disallowed for the reasons expressed within this further submission.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
OS407.12		Mount Cardrona Station Limited	21.5.28		MCS OPPOSES Table 7 – Rule 21.5.28 and seeks the following modifications: <u>Passenger lift systems</u> <u>Exterior colours of passenger lift systems:</u> <u>21.5.28.1 All exterior surfaces shall be coloured in the range of browns, greens or greys</u> <u>21.2.28.2 Pre-painted steel and all roofs or other parts of the structure shall have a reflectance value of not greater than 20%</u> <u>21.5.28.3 Surface finishes shall have a reflectance value of not greater than 30%</u> <u>Control is reserved to all of the following:</u> <u>The extent to which the ski tow or lift or building structure breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.</u> <u>Whether the materials and colour to be used are consistent with the rural landscape of which the ski tow or lift or building structure will form a part.</u> <u>Balancing environmental considerations with operational characteristics.</u>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1097.272	407.12	Queenstown Park Limited	21.5.28	Support	Partial support. Support proposed amendments to the extent that they seek to enable gondola connections to ski areas. Oppose the level of prescription in the design elements.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1329.12	407.12	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	21.5.28	Oppose	We seek that the part of the submission relating to external colours within Rule 21.5.28 be disallowed. Soho supports the proposed amendment to this rule in reliance on the proposed new definition of “passenger lift system” (if accepted). However, Soho opposes the addition to the rule specifying external colour standards for the reasons expressed in the further submission made above under Rule 21.5.27.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1330.7	407.12	Treble Cone Investments Limited	21.5.28	Oppose	seek that the part of the submission relating to external colours within Rule 21.5.28 be disallowed for the reasons expressed within this further submission.	Reject		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS238.133		NZIA Southern and Architecture + Women Southern	21.5.32	Other	Area should Increase to 10sqm to be consistent with Building Act. Change to 10sqm.	Reject	Deferred to Hearing Stream Definitions	This area is consistent with the PDP definition. Any changes to that definition should be reflected in this provision.
OS314.6		Wakatipu Holdings	21.5.32	Oppose	That the restricted discretionary status of any activity not meeting standards in Part 21.5.32 is replaced with a discretionary activity status or the Rural Industrial Sub Zone is removed from this stage of the District Plan review until a comprehensive Section 32 evaluation can be completed.	Reject		The matters of discretion are considered to appropriately contemplate 'rural amenity'. The matters of discretion specify 'visual amenity'. Visual amenity would encompass rural amenity.
OS610.14		Soho Ski Area Limited and Blackmans Creek No. 1 LP	21.5.32		<p>Insert a new Rule 21.5.32 (Table 7), as follows:</p> <p><u>Residential and Visitor Accommodation Activities (all excluding buildings) in the Ski Area Sub-Zones</u></p> <p><u>Information Requirements:</u></p> <p><u>Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular ski area (noting this may not relate to the whole of the Ski Area Sub-Zone).</u></p> <p><u>Matters of Discretion:</u></p> <p><u>The Council's discretion is restricted to:</u></p> <p><u>i. The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</u></p> <p><u>ii. Opportunities to remedy visually adverse landscape effects related to past ski area activities;</u></p> <p><u>iii. The identification of streams, wetland, bogs and any habitats of any significant flora and fauna</u></p> <p><u>iv. Measure to enhance degraded habitats and protect any other significant ecological habitats</u></p> <p><u>v. Effects on landscape and amenity values through the location of sites for all building development</u></p> <p><u>vi. Subdivision layout (if relevant)</u></p> <p><u>vii. The protection of areas of open space</u></p> <p><u>viii. In respect to visitor accommodation activities, the matters listed above as well as:</u></p> <p><u>a) Traffic generation, vehicle access and car parking</u></p> <p><u>b) Scale of the activity</u></p> <p><u>c) Noise</u></p> <p><u>d) Hours of operation</u></p> <p><u>e) Infrastructure services</u></p> <p>Where the status of the activities subject to this rule are restricted discretionary.</p> <p>Insert a new Rule 21.5.33 (Table 7), as follows:</p> <p><u>The use or development of land within any Ski Area Sub Zone for Visitor or Residential Accommodation purposes in the absence of resource consent granted under Rule 21.5.32</u></p> <p>Where the status of non-compliance with this rule is Discretionary.</p>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS613.14		Treble Cone Investments Limited.	21.5.32		<p>Insert a new Rule 21.5.32 (Table 7), as follows: <u>Residential and Visitor Accommodation Activities (all excluding buildings) in the SASZ</u> <u>Information Requirements:</u> <u>Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular part of the SASZ (noting this may not relate to the whole of the SASZ).</u> <u>Matters of Discretion:</u> <u>The Council's discretion is restricted to:</u> <u>i. The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</u> <u>ii. Opportunities to remedy visually adverse landscape effects related to past ski area activities;</u> <u>iii. The identification of streams, wetland, bogs and any habitats of any significant flora and fauna</u> <u>iv. Measures to enhance degraded habitats and protect any other significant ecological habitats</u> <u>v. Effects on landscape and amenity values through the location of sites for all building development</u> <u>vi. Subdivision layout (if relevant)</u> <u>vii. The protection of areas of open space</u> <u>Where the status of the activities subject to this rule are restricted discretionary.</u></p> <p>Insert a new Rule 21.5.33 (Table 7), as follows: <u>The use or development of land within any SASZ for Visitor or Residential Accommodation purposes in the absence of resource consent granted under Rule</u> <u>21.5.32</u> <u>Where the status of non-compliance with this rule is Discretionary.</u></p>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1107.138	238.133	Man Street Properties Ltd	21.5.32	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1153.3	610.14	Mount Cardrona Station Ltd	21.5.32	Support	Seeks that submission is adopted.	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1157.33	238.133	Trojan Helmet Ltd	21.5.32	Oppose	That the submission is rejected. The submission is opposed to the extent it opposes the creation of new Rural Lifestyle Zones. New zonings and/or rural residential and lifestyle development should be assessed on a case by case basis and include an assessment of the ability, or otherwise, of the land to be farmed as an economic unit.	Reject		General Opposition to the submission of NZIA
FS1226.138	238.133	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	21.5.32	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1229.16	610.14	NXski Limited	21.5.32	Oppose	<p>NZski Limited oppose the submitters proposed Rules 21.5.32 (Table 7) and 21.5.33 (Table 7). NZski do not consider that residential activities are appropriate in the Ski Area Sub-Zones and are adequately provided for in other parts of the District.</p> <p>NZski supports the use of the Ski Area Sub-Zones for visitor accommodation purposes but as a Controlled Activity not Restricted or fully Discretionary as proposed by the submitter as this affords less certainty when the Zone has already been identified for use and consolidation of Ski Area Activities and other commercial activities related to outdoor recreation.</p> <p>NZski Limited seeks that this submission be disallowed by QLDC.</p>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1229.17	613.14	NXski Limited	21.5.32	Oppose	<p>NZski Limited oppose the submitters proposed Rules 21.5.32 (Table 7) and 21.5.33 (Table 7). NZski do not consider that residential activities are appropriate in the Ski Area Sub-Zones and are adequately provided for in other parts of the District.</p> <p>NZski supports the use of the Ski Area Sub-Zones for visitor accommodation purposes but as a Controlled Activity not Restricted or fully Discretionary as proposed by the submitter as this affords less certainty when the Zone has already been identified for use and consolidation of Ski Area Activities and other commercial activities related to outdoor recreation.</p> <p>NZski Limited seeks that this submission be disallowed by QLDC.</p>	Accept in Part		Issue 7: Ski Area Activities and Ski Area Sub Zones
FS1234.138	238.133	Shotover Memorial Properties Limited & Horne Water Holdings Limited	21.5.32	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1239.138	238.133	Skyline Enterprises Limited & O'Connells Pavillion Limited	21.5.32	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1241.138	238.133	Skyline Enterprises Limited & Accommodation and Booking Agents	21.5.32	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		General Opposition to the submission of NZIA
FS1242.161	238.133	Stokes, Antony & Ruth	21.5.32	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		General Opposition to the submission of NZIA
FS1248.138	238.133	Trojan Holdings Limited & Beach Street Holdings Limited	21.5.32	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1249.138	238.133	Tweed Development Limited	21.5.32	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		General Opposition to the submission of NZIA
FS1309.6	314.6	The Alpine Group	21.5.32	Oppose	the submission of Wakatipu Holdings Limited is rejected.	Accept		Refer to commentary on point 314.6.
OS758.2		Jet Boating New Zealand	21.5.38	Oppose	Delete this rule which through unnecessary repetition in rules will limit surface water recreational opportunities and activities on the Clutha River.	Reject		Objective 21.2.12
OS11.1		Newton, Jill	21.5.39	Oppose	Do not allow non-motorised commercial activities on Lake Hayes	Reject		There is more likely to be control and good stewardship with commercial guides/groups than informal recreation.
OS45.7		Horlor, Maree	21.5.39	Support	Supports the separation on motorised and non-motorised boating. Support the inclusion of 'remoteness and isolation' as areas where there are few people are important. The people that go to remote areas go there by choice and their own work, rather than being on a offered a commercial activity. Some places should be hard to get to!	Accept		Objective 21.2.12
OS167.2		Queenstown Rafting Limited	21.5.39	Oppose	Delete this rule.	Reject		Objective 21.2.12
OS621.85		Real Journeys Limited	21.5.39		Amend Rule 21.5.39 to ensure that the discretion for commercial non-motorised boating activities discretion includes the location of the activity. Suggested wording is: 21.5.39 Commercial non-motorised boating activities Discretion is restricted to all of the following: • Location, Sscale and intensity of the activity...	Accept		Objective 21.2.12
OS684.4		Ramsay, Michael	21.5.39	Oppose	The proposal to allow commercial activity on Lake Hayes be deleted	Reject		Objective 21.2.12
OS719.103		NZ Transport Agency	21.5.39	Support	Retain	Accept		Objective 21.2.12
FS1097.14	45.7	Queenstown Park Limited	21.5.39	Oppose	Oppose to the extent that this submissions seeks to limit public access to rural areas.	Accept in Part		Objective 21.2.12
FS1333.1	45.7	Queenstown Rafting Limited	21.5.39	Oppose	A fitly discretionary regime apply to all commercial boating activities. Rule 21.5.39 should be deleted.	Reject		Objective 21.2.12
FS1333.3	621.85	Queenstown Rafting Limited	21.5.39	Oppose	All commercial boating activities should be classified as fully discretionary activities. Rule 21.5.39 should be deleted.	Reject		Objective 21.2.12
FS1333.8	719.103	Queenstown Rafting Limited	21.5.39	Oppose	All commercial boating activities should be classified as fully restricted activities and Rule 21.5.39 should therefore be deleted.	Reject		Objective 21.2.12
OS621.87		Real Journeys Limited	21.5.41		Amend Rule as follows: 21.5.41 Structures and Moorings Any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river other than: (i) where fences cross lakes and rivers. (ii) pipelines required for water take permitted by a regional plan (iii) gabion baskets or similar low impact erosion control structures installed for the prevention of bank erosion	Reject		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS766.28		Queenstown Wharves GP Limited	21.5.41	Oppose	Oppose in part. Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.	Reject		Objective 21.2.12
FS1115.8	621.87	Queenstown Wharves Limited	21.5.41	Support	Support provisions to enable pipelines and structures to prevent bank erosion.	Reject		Objective 21.2.12
FS1117.262	621.87	Remarkables Park Limited	21.5.41	Support	Support for provisions to enable pipelines and structures to prevent bank erosion.	Reject		Objective 21.2.12
OS621.88		Real Journeys Limited	21.5.42		Amend rule 21.5.42 and/or the planning maps (as required) so that structures that support the establishment of water based public transport on the Kawarau River and in the Frankton Arm are controlled activities, not non-complying. Structures and Moorings Any structures or mooring that passes across or through the surface of any lake or river or attached to the bank or any lake or river in those locations on the District Plan Maps where such structures or moorings are shown as being non-complying.	Reject		Objective 21.2.12
OS766.29		Queenstown Wharves GP Limited	21.5.42		Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.	Reject		Objective 21.2.12
FS1235.18	621.88	Jet Boating New Zealand	21.5.42	Oppose	Oppose. Non-complying activity status for structures and moorings on the Kawarau River should be retained. JBNZ seeks retention of recreational jet boating access and opportunities on the Kawarau River and is concerned that more intensive tourism and commercial boating activity will restrict these opportunities.	Accept		Objective 21.2.12
OS167.3		Queenstown Rafting Limited	21.5.43	Oppose	That the sentence 'Motorised commercial boating activities' be deleted from this rule.	Reject		Objective 21.2.12
OS766.30		Queenstown Wharves GP Limited	21.5.43	Other	Support in part. Amend to provide separately for commercial ferry operations that provide public transport linkages between the Kawarau River, Frankton Arm and Queenstown CBD. Such operations should be provided for as controlled activity.	Accept in Part		Objective 21.2.12
OS806.156		Queenstown Park Limited	21.5.43	Other	Amend Rule 21.5.43 to separately provide for commercial ferry operations that provide public transport linkages between the Kawarau River, Frankton Arm and Queenstown CBD as a controlled activity	Reject		Objective 21.2.12
FS1097.49	167.3	Queenstown Park Limited	21.5.43	Oppose	That the sentence 'Motorised commercial boating activities' be deleted from this rule. Deletion of the Rafting Limited Standards > 970- 21.5.43 term 'motorised commercial boating' would make that activity permitted. Such activities should be considered on their merits, and potential effects managed.	Accept		Objective 21.2.12
FS1152.13	766.30	Kawarau Jet Services Holdings Ltd	21.5.43	Support	That the submission is adopted. This is supported provided that the matters of control include the effects of the activity on the safety of all users of the waterways.	Reject		Objective 21.2.12
FS1333.2	766.30	Queenstown Rafting Limited	21.5.43	Oppose	All commercial boating activities should be classified as fully discretionary activities.	Reject		Objective 21.2.12
OS688.29		Justin Crane and Kirsty Mactaggart	21.5.44	Support	Confirm 21.5.44	Accept		Objective 21.2.12
OS758.3		Jet Boating New Zealand	21.5.44.1	Oppose	Objects to a Rule that does not provide for recreational opportunities in the form of jet boating on the Hawea River and expressly prohibits it. Seek the retention of the existing Operative Plan rule 5.3.3.5 (a) (1) and (2) approach and inclusion of an equivalent in the Proposed Plan.	Reject		Objective 21.2.12
OS716.17		Ngai Tahu Tourism Ltd	21.5.44.3		Amend rule to allow the potential for recreational and commercial boating activities to occur on the Beansburn tributary of the Dart River. Suggested wording is follows: Any tributary of the Dart and Rees rivers (except the Rockburn and Beansburn tributaries of the Dart River) or upstream of Muddy Creek on the Rees River.	Reject		Objective 21.2.12
OS758.4		Jet Boating New Zealand	21.5.44.3	Support	Retain rule with no changes.	Accept		Objective 21.2.12
FS1235.12	716.17	Jet Boating New Zealand	21.5.44.3	Support	We support recreational jet boating access to the Beansburn tributary of the Dart River.	Reject		Objective 21.2.12
OS436.1		Cooper, Paul	21.5.44.4	Oppose	Change wording, should read Young River or any tributary or the Wilkin River	Reject		Objective 21.2.12
OS758.5		Jet Boating New Zealand	21.5.44.4	Support	Retain rule with no changes.	Accept		Objective 21.2.12
OS758.6		Jet Boating New Zealand	21.5.44.5	Support	Retain rule with no changes.	Accept		Objective 21.2.12
OS758.7		Jet Boating New Zealand	21.5.44.6	Support	Retain rule with no changes.	Accept		Objective 21.2.12
OS758.8		Jet Boating New Zealand	21.5.44.7	Oppose	Change activity to permitted activity.	Reject		Objective 21.2.12
OS758.9		Jet Boating New Zealand	21.5.44.8	Support	Retain rule with no changes.	Accept		Objective 21.2.12
OS758.10		Jet Boating New Zealand	21.5.44.9	Support	Retain rule with no changes.	Accept		Objective 21.2.12

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS758.11		Jet Boating New Zealand	21.5.44.10	Oppose	Change activity to permitted activity as noted with Rule 21.5.38.	Reject		Objective 21.2.12
OS621.91		Real Journeys Limited	21.5.46		Amend standard to exclude jetties associated with the operation of a water based public transport activity OR amend standards to provide flexibility around the location and length of jetties especially if a certain location or length of jetty will facilitate water based public transport. Suggested wording is: 21.5.46 No new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall: 21.5.46.1 be closer than 200 metres to any existing jetty; 21.5.46.2 exceed 20 metres in length; 21.5.46.3 exceed four berths per jetty, of which at least one berth is available to the public at all times; 21.5.46.4 be constructed further than 200 metres from a property in which at least one of the registered owners of the jetty resides. The standards in 21.5.46 above do not apply to jetties associated with water based public transport.	Reject		Objective 21.2.12
OS766.31		Queenstown Wharves GP Limited	21.5.46	Other	Support the rule, but suggest that it is amended to clarify that it does not apply to any jetty for the purpose of public transport linkage, that is located on the Kawarau River between Chard Farm and the Kawarau Falls, and on the Frankton Arm and Queenstown CBD.	Reject		Objective 21.2.12
OS806.157		Queenstown Park Limited	21.5.46	Other	Support the need to provide for a public berth in 21.5.46.3. Seek amendments to clarify that the Rule does not apply to any jetty for the purpose of public transport linkage, that is located on the Kawarau River between Chard Farm and the Kawarau Falls, and on the Frankton Arm and Queenstown CBD.	Reject		Objective 21.2.12
FS1097.620	621.91	Queenstown Park Limited	21.5.46	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link.	Reject		Objective 21.2.12
FS1115.9	621.91	Queenstown Wharves Limited	21.5.46	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link.	Reject		Objective 21.2.12
OS806.158		Queenstown Park Limited	21.5.47		Seek amendments to clarify that the hours of operation do not apply to commercial boating operations providing a public transport service.	Accept in Part		Objective 21.2.12
OS383.81		Queenstown Lakes District Council	21.5.47.1	Other	Amend Rule 24.5.47.1 so that it does not create a disincentive for public transport. Make public transport a restricted discretionary activity if it fails to comply with the standard. Insert applicable assessment matters to control the potential adverse effects on the environment. Consider adding a new definition of 'public transport' for the purposes of this issue to ensure that any dispensation facilitated for public transport is not used for unintended purposes.	Accept in Part		Objective 21.2.12
OS716.18		Ngai Tahu Tourism Ltd	21.5.47.4		Amend standard to reduce the number of commercial jet boat operators upstream of the confluence of the Beansburn from two to one. Suggested wording is as follows: Dart River - The total number of commercial motorised boating activities shall not exceed 26 trips in anyone day. No more than two <u>one</u> commercial jet boat operators shall operate upstream of the confluence of the Beansburn, other than for trampler and angler access only.	Reject		Objective 21.2.12
OS323.1		Frost, Jed - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.5.48	Support	Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.	Accept		No commentary required.
OS323.2		Frost, Jed - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.5.49	Support	Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.	Accept		No commentary required.
OS323.3		Frost, Jed - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.5.50	Support	Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.	Accept		No commentary required.
OS323.4		Frost, Jed - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.5.51	Support	Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.	Accept		No commentary required.
OS323.5		Frost, Jed - represented by Attn: Nick Geddes Clark Fortune McDonald & Associates	21.5.52	Support	Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.	Accept		No commentary required.
OS307.6		Kawarau Jet Services Holdings Ltd	21.6Non-Notification of Applications	Support	Supports Rule 21.6 (non-notification of certain applications).	Accept		Issue 11 and Objective 21.2.12
OS701.13		Kane, Paul	21.6Non-Notification of Applications		Relief sought 43. In 21.6 include a provision that states consent to construct a building will proceed non-notified.	Reject		Issue 11 Non-notificaton of applications

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1097.665	701.13	Queenstown Park Limited	21.6Non-Notification of Applications	Support	Support submitter request that applications to construct buildings be non-notified.	Reject		Issue 11 Non-notificaton of applications
FS1162.48	701.13	Cooper, James Wilson - represented by GTODD Law	21.6Non-Notification of Applications	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Issue 11 Non-notificaton of applications
OS600.94		Federated Farmers of New Zealand	21.6.1	Support	21.6.1 Non-Notification of Applications is adopted as proposed.	Accept		Issue 11 Non-notificaton of applications
OS719.104		NZ Transport Agency	21.6.1	Support	retain	Accept		Issue 11 Non-notificaton of applications
FS1034.94	600.94	Upper Clutha Environmental Society (Inc.)	21.6.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Issue 11 Non-notificaton of applications
FS1209.94	600.94	Burdon, Richard	21.6.1	Support	Support entire submission	Accept		Issue 11 Non-notificaton of applications
OS145.13		Upper Clutha Environmental Society (Inc)	21.7Assessment Matters (Landscapes)	Other	The Glentarn decision near Glenorchy (C10/2009 Glentarn Group Ltd. V. QLDC) holds that the provisions of the Operative District Plan can only be interpreted as being very supportive of farming. The provisions contained in the Operative District Plan be amended to tighten and clarify rules associated with farming activity on small lots such that “the primacy of landscape outcomes” are realised. The Society seeks, as one possible option, changes to the Operative District Plan as follows: The Operative District Plan policy 5.2.1.5 reads: 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation The Society seeks this policy is amended in the Operative District Plan to read: 1.5 Provide for a range of buildings allied to and necessary for the exercise of rural productive activity and worker accommodation. Any residential building proposed on the grounds that it is allied to and necessary for rural productive activity shall be subject to the same landscape assessment as any other proposed residential building and no weight shall be given in this assessment to associated rural productive activity.	Reject		Issue: Assessment Matters
OS191.8		Spark Trading NZ Limited	21.7Assessment Matters (Landscapes)	Oppose	The proposed assessment matters include a directive statement that is considered to be onerous and inappropriate as an assessment matter. Spark seeks to delete the 21.7.1.1 and 21.7.2.1 and request that assessment matters only consider managing adverse effects.	Reject		Issue: Assessment Matters
OS345.12		McQuilkin, (K)John - represented by Brown & Company Planning Group Ltd	21.7Assessment Matters (Landscapes)	Oppose	Opposes the assessment matters for subdivision and development as they relate to the Rural Landscape classification (21.7.2) and seeks that they be deleted and replaced with a set of assessment matters that better reflect and provide for the "Other Rural Landscape" (ORL) category of landscapes. <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Issue: Assessment Matters
OS378.25		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as “Peninsula Bay Joint Venture” (PBJV))	21.7Assessment Matters (Landscapes)	Other	Amend the assessment matters text as follows: <i>These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes., the applicable activities are inappropriate in almost all locations within the zone: 21.7.1.1 [...]. The Council shall be satisfied that the proposed development, in combination with these factors, <u>appropriately avoid, remedy or mitigate adverse effects on</u> will not further adversely affect the landscape quality, character or visual amenity values.</i>	Reject		Issue: Assessment Matters
OS421.8		Two Degrees Mobile Limited	21.7Assessment Matters (Landscapes)	Oppose	Delete introductory note, delete 21.7.1.1, delete 21.7.2.1	Reject		Issue: Assessment Matters
OS456.29		Hogans Gully Farming Limited	21.7Assessment Matters (Landscapes)	Oppose	The submitter opposes the assessment matters for subdivision and development as they relate to the Rural Landscape classification (21.7.2) and seeks that they be deleted and replaced with a set of assessment matters that better reflect and provide for the “Other Rural Landscape” (ORL) category of landscapes. <i>OR</i> In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Reject		Issue: Assessment Matters
FS1049.25	378.25	LAC Property Trustees Limited	21.7Assessment Matters (Landscapes)	Oppose	The submitter seeks that the whole of the submission be disallowed	Accept in Part		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1095.25	378.25	Nick Brasington	21.7Assessment Matters (Landscapes)	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Primarily relates to rezoning request.
FS1097.253	378.25	Queenstown Park Limited	21.7Assessment Matters (Landscapes)	Support	Suggested changes better reflect the purpose of the Act.	Reject		Issue: Assessment Matters
FS1162.13	145.13	Cooper, James Wilson - represented by GTODD Law	21.7Assessment Matters (Landscapes)	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept in Part		Issue: Assessment Matters
FS1254.115	145.13	Allenby Farms Limited	21.7Assessment Matters (Landscapes)	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Accept in Part		Issue: Assessment Matters
FS1282.41	378.25	Longview Environmental Trust	21.7Assessment Matters (Landscapes)	Oppose	The Trust seeks that the Objectives and Policies relating to ONLs and ONFs are retained as notified.	Accept		Entire Report
FS1313.70	145.13	Darby Planning LP	21.7Assessment Matters (Landscapes)	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Accept in Part		Issue: Assessment Matters
FS1347.9	145.13	Lakes Land Care	21.7Assessment Matters (Landscapes)	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and mange their land in a sustainable way in order to preserve the rural values the community values so highly.	Accept in Part		Issue: Assessment Matters
OS179.9		Vodafone NZ	21.7.1ONF and ONL	Oppose	Delete Introductory note and 21.7.1.1	Reject		Issue: Assessment Matters
OS251.7		PowerNet Limited	21.7.1ONF and ONL	Oppose	PowerNet seeks that this provision is deleted.	Reject		Issue: Assessment Matters
OS355.15		Matukituki Trust	21.7.1ONF and ONL	Other	Oppose in part. Amend Assessment Matter 21.7.1 as follows: <i>These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone :....</i> Delete Assessment Matter 21.7.1.1.	Reject		Issue: Assessment Matters
OS433.93		Queenstown Airport Corporation	21.7.1ONF and ONL	Other	Amend the assessment matters to take into consideration the functional, technical, operational and safety related locational constraints of infrastructure, both existing and future proposed.	Reject		Issue: Assessment Matters
OS519.50		New Zealand Tungsten Mining Limited	21.7.1ONF and ONL	Oppose	Amend 21.7.1 as follows Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL). (<u>Wakatipu Basin</u>)	Reject		Issue: Assessment Matters

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS608.72		Darby Planning LP	21.7.1ONF and ONL		Amend Assessment Matter 21.7.1 as follows: These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:	Reject		Issue: Assessment Matters
OS693.15		Private Property Limited	21.7.1ONF and ONL	Oppose	Amend / delete: These assessment matters shall be considered with regard to the following principles because, in assessing the appropriateness of development in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:- 21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.	Reject		Issue: Assessment Matters
OS702.12		Lake Wakatipu Stations Limited	21.7.1ONF and ONL		Amend / delete: These assessment matters shall be considered with regard to the following principles because, in assessing the appropriateness of development in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:- 21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.	Reject		Issue: Assessment Matters
OS781.8		Chorus New Zealand Limited	21.7.1ONF and ONL	Oppose	Delete Introductory note and 21.7.1.1	Reject		Issue: Assessment Matters
OS806.160		Queenstown Park Limited	21.7.1ONF and ONL	Other	Seek amendments to ensure assessment criteria for ONLs and ONFs accords with existing case law.	Reject		Issue: Assessment Matters
FS1015.86	519.50	Straterra	21.7.1ONF and ONL	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue: Assessment Matters
FS1034.230	608.72	Upper Clutha Environmental Society (Inc.)	21.7.1ONF and ONL	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.	Reject		Issue: Assessment Matters
FS1097.94	251.7	Queenstown Park Limited	21.7.1ONF and ONL	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1097.207	355.15	Queenstown Park Limited	21.7.1ONF and ONL	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1097.379	433.93	Queenstown Park Limited	21.7.1ONF and ONL	Support	The functional and operational constraints of significant infrastructure should be a relevant consideration. However, and policy recognition should not be limited to existing infrastructure and should include new infrastructure.	Reject		Issue: Assessment Matters
FS1097.576	608.72	Queenstown Park Limited	21.7.1ONF and ONL	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Issue: Assessment Matters
FS1117.186	433.93	Remarkables Park Limited	21.7.1ONF and ONL	Support	The functional and operational constraints of significant infrastructure should be a relevant consideration. However, and policy recognition should not be limited to existing infrastructure and should include new infrastructure.	Reject		Issue: Assessment Matters
FS1282.62	519.50	Longview Environmental Trust	21.7.1ONF and ONL	Oppose	The Trust seeks that the Objectives and Policies relating to ONLs and ONFs are retained as notified.	Accept		Entire Report
FS1320.15	355.15	Just One Life Limited	21.7.1ONF and ONL	Oppose	submission of Matukituki Trust is rejected.	Accept		Issue: Assessment Matters
FS1356.50	519.50	Cabo Limited	21.7.1ONF and ONL	Oppose	All the relief sought be declined	Reject		Issue: Assessment Matters
OS249.12		Willowridge Developments Limited	21.7.1.1	Oppose	Delete assessment matter 21.7.1.1.	Reject		Issue: Assessment Matters
OS598.26		Straterra	21.7.1.1	Oppose	Provision 21.7.1.1 is opposed and should be deleted: revision 21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.	Reject		Issue: Assessment Matters
OS621.92		Real Journeys Limited	21.7.1.1		Delete this section (all assessment matters)	Reject		Issue: Assessment Matters
OS624.32		Columb, D & M - represented by John Edmonds + Associates Ltd	21.7.1.1		Delete this section (all assessment matters)	Reject		Entire report.
FS1097.533	598.26	Queenstown Park Limited	21.7.1.1	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1117.233	598.26	Remarkables Park Limited	21.7.1.1	Support	For the reasons outlined in RPL's primary submission.	Reject		Issue: Assessment Matters

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1282.76	598.26	Longview Environmental Trust	21.7.1.1	Oppose	The Trust seeks that the Objectives and Policies relating to ONLs and ONFs are retained as notified.	Accept		Entire Report
FS1282.103	621.92	Longview Environmental Trust	21.7.1.1	Oppose	The Trust seeks that the Objectives and Policies relating to ONLs and ONFs are retained as notified.	Accept		Entire Report
FS1287.54	598.26	New Zealand Tungsten Mining Limited	21.7.1.1	Support	Support in part - That the submission be allowed in its entirety	Reject		Issue: Assessment Matters
FS1340.34	249.12	Queenstown Airport Corporation	21.7.1.1	Support	QAC supports the deletion of assessment matter 21.7.1.1 as every resource consent application should be assessed on its merits. Assessment matter 21.7.1.1 suggests that the outcome of resource consents within ONF and ONLs is predetermined (i.e. "...successful applications will be exceptional cases").	Reject		Issue: Assessment Matters
OS249.13		Willowridge Developments Limited	21.7.1.2	Oppose	Delete assessment matter 21.7.1.2.	Reject		Issue: Assessment Matters
OS719.105		NZ Transport Agency	21.7.1.5	Support	Retain Rule 21.7.1.5a as proposed.	Accept		Issue: Assessment Matters
OS179.10		Vodafone NZ	21.7.2RLC	Oppose	Delete Introductory note and 21.7.2.1	Reject		Issue: Assessment Matters
OS251.8		PowerNet Limited	21.7.2RLC	Oppose	Delete this provision.	Reject		Issue: Assessment Matters
OS519.51		New Zealand Tungsten Mining Limited	21.7.2RLC	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;- AND; Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;- Delete Policy 21.7.2.7;	Reject		Issue: Assessment Matters
OS608.73		Darby Planning LP	21.7.2RLC		Amend Assessment Matters 21.7.2 as follows: These assessment matters shall be considered with regard to the following principles because in the Rural Landscapes the applicable activities are inappropriate in many locations:	Reject		Issue: Assessment Matters
OS781.9		Chorus New Zealand Limited	21.7.2RLC	Oppose	Delete Introductory note and 21.7.2.1	Reject		Issue: Assessment Matters
OS798.2		Otago Regional Council	21.7.2RLC	Oppose	- The Rural Landscape Classification is consistent with the Proposed Regional Policy Statement (Proposed RPS). - Assessment matters for the Rural Landscape Classification areas should provide cultural and historic values as well as for Tangata Whenua values.	Accept in Part		Entire Report and Landscape (6).
OS806.161		Queenstown Park Limited	21.7.2RLC	Other	Oppose/amend. Amend assessment criteria so as to ensure the threshold for Assessment amend RLCs is not at the same level as the protection afforded to ONFLs	Reject		Issue: Assessment Matters
FS1015.87	519.51	Straterra	21.7.2RLC	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Issue: Assessment Matters
FS1034.231	608.73	Upper Clutha Environmental Society (Inc.)	21.7.2RLC	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.	Reject		Issue: Assessment Matters
FS1097.95	251.8	Queenstown Park Limited	21.7.2RLC	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1097.577	608.73	Queenstown Park Limited	21.7.2RLC	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Issue: Assessment Matters
FS1356.51	519.51	Cabo Limited	21.7.2RLC	Oppose	All the relief sought be declined	Reject		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS836.25		Arcadian Triangle Limited	21.7.2.1		Rule 21.7.2.1 Issue: (a) Rule 21.7.2.1 is both inappropriate and impossible to apply. By way of example, assessment matter 21.7.2.3.b requires an assessment of "whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Landscape". The wording of that assessment matter is such that it will be impossible to determine whether any particular application is "consistent with" that assessment matter because there is no specified outcome with which it is possible to be consistent. Relief Requested: (b) Delete Rule 21.7.2.1.	Reject		Issue: Assessment Matters
FS1341.32	836.25	Real Journeys Limited	21.7.2.1	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Reject		Issue: Assessment Matters
FS1342.22	836.25	Te Anau Developments Limited	21.7.2.1	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Reject		Issue: Assessment Matters
OS513.27		Jenny Barb	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; AND; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS515.23		Wakatipu Equities	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS522.27		Kristie Jean Brustad and Harry James Inch	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS531.23		Crosshill Farms Limited	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS532.17		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	21.7.2.4	Other	Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS534.17		Wayne Evans, G W Stalker Family Trust, Mike Henry	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS535.17		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS537.26		Slopehill Joint Venture	21.7.2.4	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters

Appendix 2 to the Section 42A report for Chapter 21 - Rural Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1068.17	535.17	Lemaire-Sicre, Keri & Roland	21.7.2.4	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		Primarily relates to a rezoning request.
FS1071.30	535.17	Lake Hayes Estate Community Association	21.7.2.4	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1071.75	532.17	Lake Hayes Estate Community Association	21.7.2.4	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1097.470	515.23	Queenstown Park Limited	21.7.2.4	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Issue: Assessment Matters
FS1120.30	537.26	Brial, Michael	21.7.2.4	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		primarily relates to a rezoning request
FS1256.44	537.26	Ashford Trust	21.7.2.4	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1259.1	535.17	Bill and Jan Walker Family Trust	21.7.2.4	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1267.1	535.17	DV Bill and Jan Walker Family Trust	21.7.2.4	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1286.35	537.26	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.7.2.4	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Issue: Assessment Matters
FS1292.30	537.26	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.4	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1292.76	522.27	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.4	Support	That the submission be allowed in its entirety.	Reject		Issue: Assessment Matters
FS1322.21	532.17	Juie Q.T. Limited	21.7.2.4	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.57	534.17	Juie Q.T. Limited	21.7.2.4	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.94	535.17	Juie Q.T. Limited	21.7.2.4	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1349.5	513.27	X-Ray Trust	21.7.2.4	Oppose	Delete the following from Policy 21.7.2.4; b. the proposed development is likely to be visually prominent such that it detracts from private views;	Reject		Issue: Assessment Matters
OS145.2		Upper Clutha Environmental Society (Inc)	21.7.2.5	Support	Supports the proposed clustering assessment matter and seeks that the assessment matter 21.7.2.5(b) is incorporated into the assessment matters in the Operative District Plan between the assessment matters 5.4.2.2.3 (c) (iv) and (v) with the addition of the sentence: "Where clustering is merited the balance of the subject site shall be covenanted against further subdivision and development in perpetuity." The Society seeks the inclusion in part 5.4.2.2.3. [c] of the Operative District Plan a spatial development tool assessment matter based on the existing 500m and 1.1km assessment matter where the desired spatial patterns of development, meaning the distances between nodes of development are clearly set out.	Reject		Issue: Assessment Matters
OS145.3		Upper Clutha Environmental Society (Inc)	21.7.2.5		The Society seeks that the Operative District Plan assessment matter 5.4.2.2.3. (d) is changed so that the words "the following matters shall be taken into account" are replaced by the words "the Council shall be satisfied that the following matters have been complied with:".	Reject		Issue: Assessment Matters
OS513.28		Jenny Barb	21.7.2.5	Other	Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS515.24		Wakatipu Equities	21.7.2.5	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS522.28		Kristie Jean Brustad and Harry James Inch	21.7.2.5	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS531.24		Crosshill Farms Limited	21.7.2.5	Other	Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS532.18		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	21.7.2.5	Other	Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS534.18		Wayne Evans, G W Stalker Family Trust, Mike Henry	21.7.2.5	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS535.18		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	21.7.2.5	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS537.44		Slopehill Joint Venture	21.7.2.5	Other	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;	Reject		Issue: Assessment Matters
OS719.106		NZ Transport Agency	21.7.2.5	Support	Retain Rule 21.7.2.5a as proposed.	Accept		Issue: Assessment Matters
FS1068.18	535.18	Lemaire-Sicre, Keri & Roland	21.7.2.5	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		Issue: Assessment Matters
FS1071.31	535.18	Lake Hayes Estate Community Association	21.7.2.5	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1071.76	532.18	Lake Hayes Estate Community Association	21.7.2.5	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1097.25	145.2	Queenstown Park Limited	21.7.2.5	Oppose	Oppose use of clustering assessment matters and covenanting land outside the cluster of development.	Reject		Issue: Assessment Matters
FS1097.26	145.3	Queenstown Park Limited	21.7.2.5	Oppose	The suggested wording change is too directive and is opposed.	Reject		Issue: Assessment Matters
FS1097.471	515.24	Queenstown Park Limited	21.7.2.5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Issue: Assessment Matters
FS1120.48	537.44	Brial, Michael	21.7.2.5	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		primarily relates to a rezoning request
FS1162.2	145.2	Cooper, James Wilson - represented by GTODD Law	21.7.2.5	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1162.3	145.3	Cooper, James Wilson - represented by GTODD Law	21.7.2.5	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Issue: Assessment Matters
FS1254.106	145.2	Allenby Farms Limited	21.7.2.5	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Reject		Issue: Assessment Matters
FS1254.107	145.3	Allenby Farms Limited	21.7.2.5	Oppose	Oppose in part. That the submission be refused insofar as the submission seeks amendments to the: "Rural Zone. Rural Areas Zone objectives and policies and assessment matters and rules and any provisions of the District Plan that relate to these or subdivision and/ or development of rural areas in any way" Justification for the removal of polices relating to subdivision and development on highly visible slopes has been adequately assessed in Council's section 32 reports. Requiring the addition of these factors will not provide for an appropriate subdivision and development regime.	Reject		Issue: Assessment Matters
FS1256.62	537.44	Ashford Trust	21.7.2.5	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1259.2	535.18	Bill and Jan Walker Family Trust	21.7.2.5	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1267.2	535.18	DV Bill and Jan Walker Family Trust	21.7.2.5	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1286.53	537.44	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.7.2.5	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Issue: Assessment Matters
FS1292.48	537.44	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.5	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1292.77	522.28	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.5	Support	That the submission be allowed in its entirety.	Reject		Issue: Assessment Matters
FS1313.63	145.2	Darby Planning LP	21.7.2.5	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Reject		Issue: Assessment Matters
FS1313.64	145.3	Darby Planning LP	21.7.2.5	Oppose	Seek that the part of this submission relating to Chapter 21 (Rural) be disallowed. DPL opposes the relief sought in this submission seeking to retain the rural area objectives, polices rule and assessment matters in the exact form that they appear in the operative District Plan, except as otherwise amended through separate submissions. DPL oppose for this relief for the reason that the operative District Plan Structure would not match with that adopted within eth PDP, including the recasting of the 5 landscape categories into 3 categories and the redundancy of the existing policies relating to the identification of site specific building restrictions, the life supporting capacity of water, and the life supporting capacity of soils. The relief sought would be an inappropriate outcome having regard to the relative effectiveness and efficiency of the proposed methods.	Reject		Issue: Assessment Matters
FS1322.22	532.18	Juie Q.T. Limited	21.7.2.5	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.58	534.18	Juie Q.T. Limited	21.7.2.5	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.95	535.18	Juie Q.T. Limited	21.7.2.5	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1347.1	145.2	Lakes Land Care	21.7.2.5	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Reject		Issue: Assessment Matters
FS1347.2	145.3	Lakes Land Care	21.7.2.5	Oppose	Opposes in particular their views on objectives/policies and assessment matters in the Rural Section. Don't accept farming activity as important, yet the farming community over a very long period of time have pioneered, managed and maintained the rural values that the rest of the community treasure so highly. The landscape, which is a working environment, provides the economy important export earnings, but it needs careful continued management to maintain these rural values which farmers provide. Assures that the farming activity needs the flexibility to change, expand and grow in order to maintain their responsibility for managing their land. States that farmers are in direct conflict with protection groups and individuals e.g.UCES demanding landscape protection for public benefit without compensation in the District Plan. The farmers or landowners inherit the cost of that benefit, which interfere with their property rights through imposed rules, restricting activities and opportunities that can be carried out on their investment by the District Council. Believes that the land needs to be managed in a balanced way to be maintained for the future. Councils (which largely represent urban communities) who impose restrictions on landowners have no investment, no expertise in land management and it is easy for them to deliver the public benefit without any cost as there is no compensation under the RMA. Agrees that the farming community needs to be supported and encouraged by council to maintain and manage their land in a sustainable way in order to preserve the rural values the community values so highly.	Reject		Issue: Assessment Matters
OS513.29		Jenny Barb	21.7.2.7	Other	Delete Policy 21.7.2.7;	Reject		Issue: Assessment Matters
OS515.25		Wakatipu Equities	21.7.2.7	Other	Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7; Delete Policy 21.7.2.7	Reject		Issue: Assessment Matters
OS522.29		Kristie Jean Brustad and Harry James Inch	21.7.2.7	Other	Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7;	Reject		Issue: Assessment Matters
OS531.25		Crosshill Farms Limited	21.7.2.7	Other	Delete Policy 21.7.2.7;	Reject		Issue: Assessment Matters
OS532.19		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	21.7.2.7	Other	Delete Policy 21.7.2.7;	Reject		Issue: Assessment Matters
OS534.19		Wayne Evans, G W Stalker Family Trust, Mike Henry	21.7.2.7	Other	Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7	Reject		Issue: Assessment Matters
OS535.19		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	21.7.2.7	Other	Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7	Reject		Issue: Assessment Matters
OS537.27		Slopehill Joint Venture	21.7.2.7	Other	Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7	Reject		Issue: Assessment Matters
FS1068.19	535.19	Lemaire-Sicre, Keri & Roland	21.7.2.7	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		Issue: Assessment Matters

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
FS1071.32	535.19	Lake Hayes Estate Community Association	21.7.2.7	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1071.77	532.19	Lake Hayes Estate Community Association	21.7.2.7	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Primarily relates to rezoning request.
FS1097.472	515.25	Queenstown Park Limited	21.7.2.7	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Issue: Assessment Matters
FS1120.31	537.27	Brial, Michael	21.7.2.7	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		primarily relates to a rezoning request
FS1256.45	537.27	Ashford Trust	21.7.2.7	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1259.3	535.19	Bill and Jan Walker Family Trust	21.7.2.7	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1267.3	535.19	DV Bill and Jan Walker Family Trust	21.7.2.7	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Issue: Assessment Matters
FS1286.36	537.27	Henry, Mr M and Mrs J - represented by Vanessa Robb, Anderson Lloyd	21.7.2.7	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Issue: Assessment Matters
FS1292.31	537.27	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.7	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Issue: Assessment Matters
FS1292.78	522.29	Wilkinson, Roger and Carol - represented by Maree Baker-Galloway, Anderson Lloyd	21.7.2.7	Support	That the submission be allowed in its entirety.	Reject		Issue: Assessment Matters
FS1322.23	532.19	Juie Q.T. Limited	21.7.2.7	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.59	534.19	Juie Q.T. Limited	21.7.2.7	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1322.96	535.19	Juie Q.T. Limited	21.7.2.7	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Issue: Assessment Matters
FS1349.6	513.29	X-Ray Trust	21.7.2.7	Oppose	Delete Policy 21.7.2.7. Cumulative effects of development on the landscape: Taking into account whether and to what extent any existing, consented or permitted development (including unimplemented but existing resource consent or zoning) has degraded landscape quality, character, and visual amenity values. The Council shall be satisfied: a. the proposed development will not further degrade landscape quality, character and visual amenity values, with particular regard to situations that would result in a loss of valued quality, character and openness due to the prevalence of residential or non-farming activity within the Rural Landscape. b. where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development, whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument that maintains open space.	Reject		Issue: Assessment Matters
OS251.9		PowerNet Limited	21.7.3Other factors	Oppose	Oppose in part. Amend assessment matter 21.7.3.2 to enable recognition for utilities seeking to establish in any landscape area that have a functional and/or technical reason for that location.	Reject		Issue: Assessment Matters
OS378.26		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	21.7.3Other factors	Support	Retain as notified.	Accept		Issue: Assessment Matters
FS1049.26	378.26	LAC Property Trustees Limited	21.7.3Other factors	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		Issue: Assessment Matters
FS1095.26	378.26	Nick Brasington	21.7.3Other factors	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Primarily relates to rezoning
FS1097.96	251.9	Queenstown Park Limited	21.7.3Other factors	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1121.12	251.9	Aurora Energy Limited	21.7.3Other factors	Support	Submits that the Rural Zone Assessment Matters do not recognise and provide for the location and technical constraints associated with regionally significant infrastructure provision. The amendment sought by the submitter will address this shortfall and as such is supported.	Reject		Issue: Assessment Matters
FS1282.42	378.26	Longview Environmental Trust	21.7.3Other factors	Oppose	The Trust seeks that the Objectives and Policies relating to ONLs and ONFs are retained as notified.	Accept		Entire Report

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Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS251.10		PowerNet Limited	21.7.3.3	Support	Support in part. Include an additional clause in assessment matter 21.7.3.3 to enable the consideration of the positive effects resulting from the provision of services provided by utilities.	Accept in Part		Issue: Assessment Matters
OS355.16		Matukituki Trust	21.7.3.3	Support	Retain this Assessment Matter.	Accept		Issue: Assessment Matters
OS806.162		Queenstown Park Limited	21.7.3.3	Support	Retain policies that refer to environmental compensation.	Accept		Issue: Assessment Matters
FS1097.97	251.10	Queenstown Park Limited	21.7.3.3	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Issue: Assessment Matters
FS1320.16	355.16	Just One Life Limited	21.7.3.3	Oppose	submission of Matukituki Trust is rejected.	Accept in Part		Issue: Assessment Matters

Appendix 2 to section 42A: submissions table - Definitions

RE-Sort	Category	Lowest Clause	Submitt	Name	Organisati on	Agent	Original Point No	Further Submission No	Late	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
3	2 Definitions		84	Richard Hanson			84.1		NO	Other	Amend the proposed definition of Ski Area Activities to replace b: with (b) cable cars, gondolas, chairlifts, T-bars, platter lifts, rope tows and conveyor lifts to facilitate commercial recreational activities .	Accept in Part		Rural S42A
4	2 Definitions		1097	Jenny Carter	Queenstown Park Limited		84.1	FS1097.16	NO	Support	Support for the reasons provided by the submitter.	Accept in Part		Rural S42A
8	2 Definitions		220	Clive Manners Wood			220.1		NO	Oppose	Delete the proposed definition of Informal Airports.	Reject		Rural S42A
15	2 Definitions		243	Christine Byrch			243.36		NO	Other	Rewrite the definitions based on the following comments: Ecosystem Services – are not just the services that people benefit from.	Reject		Rural S42A
16	2 Definitions		1224	Tim Williams	Matakauri Lodge Limited	C/- Southern Planning Group	243.36	FS1224.36	NO	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.		Further submission not specifically related to 'ecosystem'	
17	2 Definitions		243	Christine Byrch			243.37		NO	Other	Rewrite the definitions based on the following comments: Farming Activity – write more clearly.	Reject		Rural S42A
18	2 Definitions		1224	Tim Williams	Matakauri Lodge Limited	C/- Southern Planning Group	243.37	FS1224.37	NO	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept		Rural S42A
21	2 Definitions		243	Christine Byrch			243.39		NO	Other	Rewrite the definitions based on the following comments: Nature Conservation Values - surely you need to define the values here. Their 'preservation and protection etc' does not define these values.	Reject		Refer to the Strategic Direction Council reply dated 7 April 2016.
22	2 Definitions		1224	Tim Williams	Matakauri Lodge Limited	C/- Southern Planning Group	243.39	FS1224.39	NO	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept in part		Refer to the Strategic Direction Council reply dated 7 April 2017.
32	2 Definitions		243	Christine Byrch			243.44		NO	Other	Rewrite the definitions based on the following comments: Ski Area Activities - delete points (a) and (d) - too broad. Point (c) - should it be 'or' or 'and'?	Reject		Rural S42A
33	2 Definitions		1117	Jenny Carter	Remarkables Park Limited		243.44	FS1117.15	NO	Oppose	The definition of ski area activities is appropriate and provides for the activities anticipated within a ski field.	Accept in part		Rural S42A
34	2 Definitions		1224	Tim Williams	Matakauri Lodge Limited	C/- Southern Planning Group	243.44	FS1224.44	NO	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept in part		Rural S42A
35	2 Definitions		1229	Scott Dent	NXski Limited	C/- Southern Planning Group	243.44	FS1229.28	NO	Oppose	NZski Limited opposes the submitters proposed deletions of activities from the definition of Ski Area Activities. To exclude these activities would result in an inefficient use of a restricted land resource that has been identified as appropriate to contain and consolidate outdoor recreational activities and their associated effects. NZski Limited seeks that this submission be disallowed by QLDC.	Accept		Rural S42A
44	2 Definitions		252	Megan Justice	HW Richardson Group	C/- Mitchell Partnerships Limited	252.2		NO	Support	The submitter supports the following definition: Mining activity	Accept in part		Rural S42A
46	2 Definitions		252	Megan Justice	HW Richardson Group	C/- Mitchell Partnerships Limited	252.4		NO	Support	The submitter supports the following definition: Rural industrial activity	Accept		Rural S42A
53	2 Definitions		356	Louise Taylor	X-Ray Trust Limited	C/- Mitchell Partnerships Limited	356.1		NO	Other	Insert definitions of the following terms: "sensitive activities", "valuable ecological remnants" or "ecological remnants", "nature conservation values".		Deferred to Definitions Hearing. These predominantly apply to Millbrook.	
55	2 Definitions		376	Tom Elworthy	Southern Hemisphere Proving Grounds Limited	Jo Appleyard Chapman Tripp	376.1		NO	Other	Add the following to the definition of 'Ski Area Activities' in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories, and driver training activities.	Accept		The phrase requested' and driver training activities' is considered to be inherent and an already accepted part of the anticipated activities in the Waiorau Snow Farm Ski Area Sub Zone and 'cold product testing'.
60	2 Definitions		383	Vanessa van Uden	Queenstown Lakes District Council		383.5		NO	Other	Amend the definition of Ecosystem Services so it reads as follows: Ecosystem services are categorised as 'provisioning', such as food, timber and freshwater; 'regulating', such as air quality, climate and pest regulation; 'cultural' such as recreation and sense of belonging; and 'supporting', such as soil quality and natural habitat resistance to weeds.		District Wide implications. Deferred to definition hearing	
64	2 Definitions		400	Sam Buchan	James Cooper	Graeme Todd GTODD LAW	400.7		NO	Oppose	Amend the definitions of "clearance" and "vegetation" to exclude relevance to application of water.	Reject		
65	2 Definitions		1091	Campbell Hodgson	Jeremy Bell Investments Limited	Gallaway Cook Allan	400.7	FS1091.9	NO	Support	Allow	Reject		
77	2 Definitions		433	Kirsty O'Sullivan	Queenstown Airport Corporation Limited	C/- Mitchell Partnerships Limited	433.4		NO	Support	Aerodrome : Retain the definition as notified.		Deferred to Definitions Hearing	
78	2 Definitions		1117	Jenny Carter	Remarkables Park Limited		433.4	FS1117.60	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		

RE-Sort	Category	Lowest Clause	Submitt	Name	Organisati on	Agent	Original Point No	Further Submission No	Late	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
79	2 Definitions		1097	Jenny Carter	Queenstown Park Limited		433.4	FS1097.290	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		
136	2 Definitions		433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.22		NO	Other	Hangar: Support in part. Amend the definition as follows: Hangar Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.		Deferred to Definitions Hearing	
137	2 Definitions		1117	Jenny Carter	Remarkables Park Limited		433.22	FS1117.78	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Deferred to Definitions Hearing	
138	2 Definitions		1097	Jenny Carter	Queenstown Park Limited		433.22	FS1097.308	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Deferred to Definitions Hearing	
142	2 Definitions		433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.24		NO	Support	Informal Airport: Retain the definition as notified.	Accept		Rural S42A
143	2 Definitions		1117	Jenny Carter	Remarkables Park Limited		433.24	FS1117.80	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Rural S42A
144	2 Definitions		1097	Jenny Carter	Queenstown Park Limited		433.24	FS1097.310	NO	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Rural S42A
204	2 Definitions		624	D & M Columb		John Edmonds + Associates Ltd	624.37		NO	Not Stated	Definition – Farming Activity Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock, and the use or storage of vehicles and heavy machinery.	Reject		Rural S42A
217	2 Definitions		784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.1		NO	Oppose	Clearance of Vegetation - delete the following: clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion includes dry land cushion field species.	Reject		Rural S42A
218	2 Definitions		784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.2		NO	Not Stated	Exclude irrigation structures from the definition of "building" and any other amendment necessary to ensure that pivot irrigators are permitted in the Rural Zone.	Reject		Rural S42A
219	2 Definitions		1097	Jenny Carter	Queenstown Park Limited		784.2	FS1097.708	NO	Support	Support exclusion of irrigators from the definition of building.	Reject		Rural S42A
253	2 Definitions	2.2 Definitions	296	Karen Groome	Royal New Zealand Aero Club Inc/ Flying Nz		296.2		NO	Other	Define 'informal airports' as remote landing areas used by infrequently by helicopter operations;	Reject		Rural S42A
254	2 Definitions	2.2 Definitions	315	Scott Edgar	The Alpine Group Limited	Southern Land	315.1		NO	Oppose	Remove the second paragraph of the definition relating to Clearance of Indigenous Vegetation	Reject		Refer to Indigenous Vegetation S42A
255	2 Definitions	2.2 Definitions	339	Evan Alty			339.9		NO	Oppose	Vegetation Clearance. Amend as follows: Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, soil disturbance including direct drilling, spraying with herbicide or other substance, burning. Clearance of vegetation includes the deliberate application of water or other substance, where it would change the ecological conditions such that the resident indigenous plant(s) are killed or threatened by competitive exclusion, or disease. Includes dry land cushion field species.	Accept in part		Refer to Indigenous Vegetation S42A

RE-Sort	Category	Lowest Clause	Submitt	Name	Organisati on	Agent	Original Point No	Further Submission No	Late	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
256	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		339.9	FS1097.153	NO	Oppose	Submitter suggests amendment to definition of vegetation clearance. Suggested amendments are unnecessary and impractical.	Reject		Refer to Indigenous Vegetation S42A
257	2 Definitions	2.2 Definitions	339	Evan Alty			339.10		NO	Oppose	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Reject		Refer to Indigenous Vegetation S42A
258	2 Definitions	2.2 Definitions	339	Evan Alty			339.11		NO	Oppose	Indigenous Vegetation Amend as follows: Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human assistance. Intervention.	Reject		Refer to Indigenous Vegetation S42A
259	2 Definitions	2.2 Definitions	339	Evan Alty			339.12		NO	Support	Support Nature Conservation Values	Support		Refer to Indigenous Vegetation S42A
260	2 Definitions	2.2 Definitions	339	Evan Alty			339.13		NO	Other	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Reject		Refer to Indigenous Vegetation S42A
261	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		339.13	FS1097.154	NO	Oppose	Submitter requests a definition of 'margin' is inserted. This is not necessary.	Accept		Refer to Indigenous Vegetation S42A
268	2 Definitions	2.2 Definitions	373	Geoff Deavoll	Department of Conservation		373.1		NO	Other	Amend the definition of 'Clearance of Vegetation' as follows: Clearance of vegetation includes, the deliberate application of water, or over sowing, where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.	Reject		Refer to Indigenous Vegetation S42A
269	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		373.1	FS1040.3	NO	Support	Support	Reject		Refer to Indigenous Vegetation S42A
270	2 Definitions	2.2 Definitions	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	373.1	FS1091.1	NO	Oppose	Disallow: The definition for clearance of vegetation will severely constrict land use activities across the District. To include oversowing as clearance of vegetation further reduces the ability for land users to use their land without requiring resource consent. DOC has also suggested in their discussion of 33.2.2.3 that grazing of stock should be considered clearance of indigenous vegetation. This would create a significant fetter on land use within the district which is not necessary to achieve the objectives and policies relating to indigenous vegetation.	Accept		Refer to Indigenous Vegetation S42A
271	2 Definitions	2.2 Definitions	1132	David Cooper	Federated Farmers of New Zealand		373.1	FS1132.22	NO	Oppose	Over sowing should not in and of itself be considered vegetation clearance. Some degree of significance is required; we would rather the concerns are addressed through specific rules rather than through amendment to the definition of 'Vegetation Clearance'.	Accept in part		Refer to Indigenous Vegetation S42A
272	2 Definitions	2.2 Definitions	1347	Tim Burdon	Lakes Land Care		373.1	FS1347.18	NO	Oppose	Opposes oversowing as a vegetation clearance definition. Assumes that it is a management practice used to improve grazing species.	Accept		Refer to Indigenous Vegetation S42A
273	2 Definitions	2.2 Definitions	373	Geoff Deavoll	Department of Conservation		373.2		NO	Other	Include new definition for 'biodiversity offsets or offsetting' as follows: Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and create the same gain of biodiversity on the ground.	Reject		Refer to Indigenous Vegetation S42A
274	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		373.2	FS1040.4	NO	Support	Support in Part	Reject		Refer to Indigenous Vegetation S42A
275	2 Definitions	2.2 Definitions	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	373.2	FS1287.1	NO	Oppose	That the submission be refused insofar as the submission seeks to amend the definition of biodiversity offsetting	Accept		Refer to Indigenous Vegetation S42A
276	2 Definitions	2.2 Definitions	1313	Chris Ferguson	Darby Planning LP	C/ Boffa Miskell Ltd	373.2	FS1313.2	NO	Not Stated	Support/Oppose: Seek that the part of the submission relating to new definition of biodiversity offsetting and no net loss, be disallowed to the extent they conflict with the original submission from DPL. DPL supports the concept of biodiversity offsetting and related definitions to clarify the intended meaning within the PDP. DPL oppose the proposed relief to the extent it conflicts with the outcomes sought in its original submissions.	Accept		Refer to Indigenous Vegetation S42A
277	2 Definitions	2.2 Definitions	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	373.2	FS1342.23	NO	Oppose	Not allow relief sought (or other similar relief sought by another submitter) unless otherwise agreed through the submission process	Accept		Refer to Indigenous Vegetation S42A
278	2 Definitions	2.2 Definitions	1347	Tim Burdon	Lakes Land Care		373.2	FS1347.19	NO	Oppose	Opposes oversowing as a vegetation clearance definition. Assumes that it is a management practice used to improve grazing species.	Accept		Refer to Indigenous Vegetation S42A
279	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		373.2	FS1097.215	NO	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Accept		Refer to Indigenous Vegetation S42A
280	2 Definitions	2.2 Definitions	373	Geoff Deavoll	Department of Conservation		373.3		NO	Other	Include a definition of 'no net loss' as follows: No overall reduction in biodiversity as measured by type, amount and condition.	Reject		Refer to Indigenous Vegetation S42A
281	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		373.3	FS1040.5	NO	Support	Support in Part	Reject		Refer to Indigenous Vegetation S42A
282	2 Definitions	2.2 Definitions	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	373.3	FS1287.2	NO	Oppose	That the submission be refused insofar as the submission seeks to introduce a new definition for 'no net loss'	Accept		Refer to Indigenous Vegetation S42A
283	2 Definitions	2.2 Definitions	1313	Chris Ferguson	Darby Planning LP	C/ Boffa Miskell Ltd	373.3	FS1313.3	NO	Not Stated	Support/Oppose: Seek that the part of the submission relating to new definition of biodiversity offsetting and no net loss, be disallowed to the extent they conflict with the original submission from DPL. DPL supports the concept of biodiversity offsetting and related definitions to clarify the intended meaning within the PDP. DPL oppose the proposed relief to the extent it conflicts with the outcomes sought in its original submissions.	Accept		Refer to Indigenous Vegetation S42A
284	2 Definitions	2.2 Definitions	1132	David Cooper	Federated Farmers of New Zealand		373.3	FS1132.23	NO	Oppose	Accounts for biodiversity as a 'stock' of net biodiversity values. We would rather attention is given specifically to the protection of threatened species rather than the biodiversity stock overall.	Accept in part		Refer to Indigenous Vegetation S42A
285	2 Definitions	2.2 Definitions	1347	Tim Burdon	Lakes Land Care		373.3	FS1347.20	NO	Oppose	Opposes oversowing as a vegetation clearance definition. Assumes that it is a management practice used to improve grazing species.	Accept		Refer to Indigenous Vegetation S42A
286	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		373.3	FS1097.216	NO	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Accept		Refer to Indigenous Vegetation S42A
287	2 Definitions	2.2 Definitions	400	Sam Buchan	James Cooper	Graeme Todd GTODD LAW	400.2		NO	Other	That Council provide in the definition of "building" and "structure" that the same does not include irrigation pivots or other irrigation infrastructure.	Reject		Refer to Rural S42A
288	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		400.2	FS1097.261	NO	Support	Definition of building and structure should not apply to irrigation pivots and irrigation infrastructure.	Reject		Refer to Rural S42A

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289	2 Definitions	2.2 Definitions	407	Amy Wilson-White	Mount Cardrona Station Limited	Brown & Company Planning Group Ltd	407.1		NO	Other	Supports the definition of ski area activities but seeks the following modifications: (a) Insert a new definition for "Passenger Lift Systems" as follows: Passenger Lift Systems Means any mechanical system used to convey or transport passengers within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. (b) Modify the definition of "Ski Area Activities" as follows: Ski Area Activities Means the use of natural and physical resources for the purpose of providing for: [...] (a) recreational activities either commercial or non commercial. (b) chairlifts, t-bars and rope tows to facilitate commercial recreational activities. Passenger lift systems [...] (f) buildings for or ancillary to the activities in (a) – (e) above	Accept in part		Refer to Rural S42A
290	2 Definitions	2.2 Definitions	1329	Chris Ferguson	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 Ltd	Boffa Miskell Ltd	407.1	FS1329.8	NO	Support	We seek that the part of the submission seeking to add a new definition of passenger lift system be allowed. Soho supports the proposed new definition of "Passenger Lift System" as it relates to the proposed changes sought in the Soho submission to the definition of ski area activities.	Accept in part		Refer to Rural S42A
291	2 Definitions	2.2 Definitions	1330	Chris Ferguson	Treble Cone Investments Limited	Boffa Miskell Ltd	407.1	FS1330.4	NO	Support	seek that the part of the submission seeking to add a new definition of passenger lift system be allowed for the reasons expressed within this submission	Accept		Refer to Rural S42A
292	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		407.1	FS1097.262	NO	Support	Support for the reasons outlined in QPL's primary submission.	Accept in part		Refer to Rural S42A
310	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.1		NO	Not Stated	Add the following new definition of Exploration: 'Exploration means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.'	Accept		Refer to Rural S42A
311	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.1	FS1356.1	NO	Oppose	All the relief sought be declined	Reject		Refer to Rural S42A
312	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.1	FS1015.37	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept		Refer to Rural S42A
313	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		519.1	FS1040.22	NO	Oppose	Oppose	Reject		Refer to Rural S42A
314	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.2		NO	Not Stated	Add the following new definition of Mining: '(a) means to take, win or extract, by whatever means, (i) a mineral existing in its natural state in land; or (ii) a chemical substance from a mineral existing in its natural state in land; and (b) includes (i) the injection of petroleum into an underground gas storage facility; and (ii) the extraction of petroleum from an underground gas storage facility; but (c) does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).'	Reject		Refer to Rural S42A
315	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.2	FS1356.2	NO	Oppose	All the relief sought be declined	Accept		Refer to Rural S42A
316	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.2	FS1015.38	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Refer to Rural S42A
317	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.3		NO	Not Stated	Clarify the definition of mining activity as follows: Mining Activity(a) means operations in connection with mining, exploring, or prospecting for any mineral; and (b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken (i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and (ii) the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and (iii) the removal of overburden by mechanical or other means, and treatment of any substance considered to contain any mineral; and (iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations; and'	Accept		Refer to Rural S42A
318	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.3	FS1356.3	NO	Oppose	All the relief sought be declined	Reject		Refer to Rural S42A
319	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.3	FS1015.39	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept		Refer to Rural S42A
320	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		519.3	FS1040.23	NO	Oppose	Oppose	Reject		Refer to Rural S42A
321	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.4		NO	Not Stated	Add the following new definition of Mining Building: 'Means a building (as defined) necessary for the undertaking of mining activities (as defined).'	Reject		Refer to Rural S42A
322	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.4	FS1356.4	NO	Oppose	All the relief sought be declined	Accept		Refer to Rural S42A
323	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.4	FS1015.40	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Refer to Rural S42A
324	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.5		NO	Not Stated	Amend the definition of Prospecting so it is defined as 'Mineral Prospecting'.	Accept		Refer to Rural S42A
325	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.5	FS1356.5	NO	Oppose	All the relief sought be declined	Reject		Refer to Rural S42A
326	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.5	FS1015.41	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept		Refer to Rural S42A
327	2 Definitions	2.2 Definitions	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.6		NO	Not Stated	Amend the definition of Prospecting as follows: 'Mineral Prospecting: Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes the following activities:- Geological, geochemical, and geophysical surveys;- The taking of samples by hand or hand held methods;- Aerial surveys- Taking small samples by low impact mechanical methods.'	Accept in part		Refer to Rural S42A
328	2 Definitions	2.2 Definitions	1356	Graeme Todd	Cabo Limited	GTodd Law	519.6	FS1356.6	NO	Oppose	All the relief sought be declined	Reject		Refer to Rural S42A
329	2 Definitions	2.2 Definitions	1015	Bernie Napp	Straterra		519.6	FS1015.42	NO	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in part		Refer to Rural S42A
345	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.4		NO	Other	Definition of building: The definition is amended to specifically exclude irrigation and associated infrastructure from the definition of 'building'.	Reject		Refer to Rural S42A

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346	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.4	FS1034.4	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Refer to Rural S42A
347	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.4	FS1209.4	NO	Support	Support entire submission	Reject		Refer to Rural S42A
348	2 Definitions	2.2 Definitions	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	600.4	FS1091.15	NO	Support	Allow	Reject		Refer to Rural S42A
349	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		600.4	FS1097.541	NO	Support	Farm irrigators are necessary for productive farming and are an anticipated activity in the rural area.	Reject		Refer to Rural S42A
350	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.5		NO	Not Stated	Definition of 'Clearance of Vegetation': The definition is rewritten to exclude the application of water, as below: "Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, spraying with herbicide or burning. Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species."	Reject		Refer to Rural S42A
351	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.5	FS1034.5	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept		Refer to Rural S42A
352	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.5	FS1209.5	NO	Support	Support entire submission	Reject		Refer to Rural S42A
353	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		600.5	FS1040.39	NO	Oppose	Oppose	Accept		Refer to Rural S42A
354	2 Definitions	2.2 Definitions	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	600.5	FS1091.16	NO	Support	Allow.	Reject		Refer to Rural S42A
355	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.6		NO	Support	Adopt the following definitions as proposed: Factory Farming Farming Activity Flood Protection Work Holding informal Airport Minor Upgrading National Grid Corridor National Grid Sensitive Activities National Grid Yard Nature Conservation Values Registered Homestay Rural Selling Place Sensitive Activities-Transmission Corridor Utility Visitor Accommodation Waste Management Facility	Accept in part	Includes District wide Definitions	Refer to Rural S42A
356	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.6	FS1034.6	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Refer to Rural S42A
357	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.6	FS1209.6	NO	Support	Support entire submission	Reject		Refer to Rural S42A
358	2 Definitions	2.2 Definitions	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	600.6	FS1342.5	NO	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Reject		Refer to Rural S42A
359	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.7		NO	Other	The definition of Farm Building is amended as follows (or words to similar effect): Means a building (as defined) necessary for the exercise used for the purpose of farming activities (as defined) and: (a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. (b) Excludes visitor accommodation and temporary accommodation.	Reject		Retain so that the definition is applicable to legitimate farming activities.
360	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.7	FS1034.7	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept		Retain so that the definition is applicable to legitimate farming activities.
361	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.7	FS1209.7	NO	Support	Support entire submission	Reject		Retain so that the definition is applicable to legitimate farming activities.
362	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		600.7	FS1097.542	NO	Support	The suggested amendment to the definition of farm building provides greater clarity	Reject		Retain so that the definition is applicable to legitimate farming activities.
363	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.8		NO	Other	The definition of Forestry is amended as follows (or words to similar effect): Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha 1 hectare in area.	Reject		This area is too large and the submitter has not provided an evidential basis to support these changes.
364	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.8	FS1034.8	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept		This area is too large and the submitter has not provided an evidential basis to support these changes.
365	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.8	FS1209.8	NO	Support	Support entire submission	Reject		This area is too large and the submitter has not provided an evidential basis to support these changes.
366	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.9		NO	Other	The definition of Formed Road is amended to distinguish between publicly and privately owned roads.	Reject	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions
367	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.9	FS1034.9	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions

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368	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.9	FS1209.9	NO	Support	Support entire submission	Reject	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions
369	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		600.9	FS1040.40	NO	Oppose	Oppose	Accept	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions	This change would have wider implications than just to the Rural Zone. Defer this matter to the District Wide hearing on definitions
370	2 Definitions	2.2 Definitions	600	David Cooper	Federated Farmers of New Zealand		600.10		NO	Other	The definition of Indigenous Vegetation is amended as follows (or words to similar effect): Means plant communities dominated by species vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance. This may include a minor element of exotic vegetation but does not include renewable in nature	Reject		Refer to Indigenous Vegetation S42a
371	2 Definitions	2.2 Definitions	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.10	FS1034.10	NO	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept		Refer to Indigenous Vegetation S42a
372	2 Definitions	2.2 Definitions	1040	Sue Maturin	Forest and Bird		600.10	FS1040.41	NO	Oppose	Oppose	Accept		Refer to Indigenous Vegetation S42a
373	2 Definitions	2.2 Definitions	1209	Richard Burdon			600.10	FS1209.10	NO	Support	Support entire submission	Reject		Indigenous vegetation S42a.
375	2 Definitions	2.2 Definitions	610	Chris Ferguson	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Boffa Miskell Ltd	610.20		NO	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top or bottom stations. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Reject		Rural S42a
376	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		610.20	FS1097.586	NO	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Rural S42a
377	2 Definitions	2.2 Definitions	610	Chris Ferguson	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Boffa Miskell Ltd	610.22		NO	Other	Support in part. Amend the definition of ski area activities, as follows: Means the use of natural and physical resources for the purposes of providing for establishing, operating and maintaining the following activities and structures: (a) recreational activities either commercial or non commercial (b) chairlifts, t-bars, and rope tows or any passenger lift or other systems to facilitate commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities. (e) in the Waioarau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories. (f) Visitor and residential accommodation associated with ski area activities (g) Commercial activities associated with ski area activities or recreation activities (h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity (i) Ski area operations, including avalanche control and ski patrol (j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements. (k) The formation of trails and other terrain modification necessary to operate the ski area. (l) The provision of vehicle and passenger lift or other system access and parking (m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity	Reject		Rural S42a
378	2 Definitions	2.2 Definitions	1153	Amy Wilson-White	Mount Cardrona Station Ltd	Brown & Company Planning Group Ltd	610.22	FS1153.2	NO	Support	Seeks that submission 610 (in relation to the definition of ski area activities) is adopted.	Reject		Rural S42a
379	2 Definitions	2.2 Definitions	1229	Scott Dent	NZSki Limited	C/- Southern Planning Group	610.22	FS1229.24	NO	Support	NZSki Limited supports in part the amendments to the definition of Ski Area Activities. The submitters amended definition provides clarity of the operations that occur within the Ski Area Sub-Zone and provides for an appropriate diversification of commercial activities associated with recreation activities which supports the intention to make Ski Area Sub-Zones year round destinations. However, it is submitted that point (f) be deleted as visitor accommodation is subject to its own definition. Including visitor accommodation in the definition of a Ski Area Activity would by default make it a Permitted Activity within the Ski Area Sub-Zone (pursuant to Rule 21.4.18) which does not align with NZSki Limited's proposed Controlled Activity rule or the submitters proposed rules 21.5.32 and 21.5.33. Further, residential activity is opposed by NZSki and should also not be a Permitted Activity in accordance with Rule 21.4.18). NZSki Limited seeks that this submission be accepted in part by QLDC.	Reject		Rural S42a
380	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		610.22	FS1097.588	NO	Support	Support in part/ Support that part of the submission requesting amendment of the definition to include the range of activities needed to support a ski area, including passenger lifts.	Reject		Rural S42a

RE-Sort	Category	Lowest Clause	Submit	Name	Organisation	Agent	Original Point No	Further Submission No	Late	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
381	2 Definitions	2.2 Definitions	613	Chris Ferguson	Treble Cone Investments Limited.	Boffa Miskell	613.20		NO	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works that involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top and bottom stations and all associated infrastructure, services and facilities located within the SASZs. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.'	Reject		Rural S42a
382	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		613.20	FS1097.593	NO	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Reject		Rural S42a
383	2 Definitions	2.2 Definitions	613	Chris Ferguson	Treble Cone Investments Limited.	Boffa Miskell	613.21		NO	Other	Support in part. Amend the definition of ski area activities, as follows: Means the use of natural and physical resources for the purposes of providing for establishing, operating and maintaining the following activities and structures: (a) recreational activities either commercial or non commercial (b) chairlifts, t-bars, and rope tows, passenger lift or other systems to facilitate access and commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities. (e) in the Waioarau Snow Farm SASZ vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories (f) Visitor and residential accommodation associated with ski area activities (g) Commercial activities associated with ski area activities or recreation activities (h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity (i) Ski area operations, including avalanche control and ski patrol (j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements. (k) The formation of trails and other terrain modification necessary to operate the SASZ. (l) The provision of vehicle and passenger lift or other system access and parking (m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity	Reject		Rural S42a
384	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		613.21	FS1097.595	NO	Support	Support in part. Support that part of the submission requesting amendment of the definition to include the range of activities needed to support a ski area, including passenger lifts.	Reject		Rural S42a
391	2 Definitions	2.2 Definitions	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.21		NO	Oppose	Amend definition as follows: Ski Area Activities Means the use of natural and physical resources for the purpose of providing for: (a) recreational activities either commercial or non-commercial (b) chairlifts, gondolas, surface lifts, t-bars and rope tows to facilitate commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities, including earthworks and vegetation clearance. (e) in the Waioarau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.	Reject		Indigenous Vegetation S42A
392	2 Definitions	2.2 Definitions	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.21	FS1105.21	NO	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities	Reject		Indigenous Vegetation S42A
393	2 Definitions	2.2 Definitions	1137	Kay Curtis			615.21	FS1137.22	NO	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has	Reject		Indigenous Vegetation S42A
394	2 Definitions	2.2 Definitions	1229	Scott Dent	NXSKI Limited	C/- Southern Planning Group	615.21	FS1229.26	NO	Support	NZSKI Limited support the proposed amendment to the definition of Ski Area Activities that incorporates earthworks and the clearance of indigenous vegetation. NZSKI support the existing provisions that exclude earthworks within the Ski Area Sub-Zone and their primary submission seeks to require indigenous vegetation clearance in these areas to be Permitted. As such, incorporating these two activities into the definition of Ski Area Activities which are Permitted by virtue of proposed Rule 21.4.18 is supported. NZSKI Limited seeks that this submission be accepted by QLDC.	Reject		Indigenous Vegetation S42A
436	2 Definitions	2.2 Definitions	701	Paul Kane			701.1		NO	Not Stated	Relief Sought 33. Delete the phrase "clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion. Includes dry land cushion field species" from the definition of "Clearance of Vegetation" in chapter 2.	Reject		Indigenous Vegetation S42A
437	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	701.1	FS1162.36	NO	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Indigenous Vegetation S42A
438	2 Definitions	2.2 Definitions	701	Paul Kane			701.2		NO	Not Stated	Relief Sought 34. Clarify the status of irrigation infrastructure under the definitions. It may be preferable to specifically define it as the normal controls for buildings and structures are not a good fit.	Reject		Indigenous Vegetation S42A
439	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	701.2	FS1162.37	NO	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Reject		Indigenous Vegetation S42A
445	2 Definitions	2.2 Definitions	706	Sue Maturin	Forest and Bird NZ		706.2		NO	Not Stated	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Reject		Indigenous Vegetation S42A
446	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	706.2	FS1162.56	NO	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Indigenous Vegetation S42A
447	2 Definitions	2.2 Definitions	706	Sue Maturin	Forest and Bird NZ		706.3		NO	Not Stated	Indigenous Vegetation Amend as Follows: Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human assistance. Intervention.	Accept in part		Indigenous Vegetation S42A
448	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	706.3	FS1162.57	NO	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Indigenous Vegetation S42A
449	2 Definitions	2.2 Definitions	706	Sue Maturin	Forest and Bird NZ		706.4		NO	Support	Nature Conservation Values	Accept		Indigenous Vegetation S42A
450	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	706.4	FS1162.58	NO	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		Indigenous Vegetation S42A

RE-Sort	Category	Lowest Clause	Submitt	Name	Organisati on	Agent	Original Point No	Further Submission No	Late	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
451	2 Definitions	2.2 Definitions	706	Sue Maturin	Forest and Bird NZ		706.5		NO	Not Stated	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Reject		Indigenous Vegetation S42A
452	2 Definitions	2.2 Definitions	1132	David Cooper	Federated Farmers of New Zealand		706.5	FS1132.51	NO	Oppose	There is no need for the district plan to include a definition for margins. In addition, the definition is so vague as to be of no practical use to plan users.	Accept in part		Indigenous Vegetation S42A
453	2 Definitions	2.2 Definitions	1162	James Wilson Cooper		GTODD Law	706.5	FS1162.59	NO	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept		Indigenous Vegetation S42A
468	2 Definitions	2.2 Definitions	791	Tim Burdon			791.1		NO	Oppose	Exclude the deliberate application of water in the definition of Clearance of Vegetation.	Reject		Indigenous Vegetation S42A
469	2 Definitions	2.2 Definitions	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	791.1	FS1091.29	NO	Support	Allow.	Reject		Indigenous Vegetation S42A
470	2 Definitions	2.2 Definitions	791	Tim Burdon			791.2		NO	Oppose	Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance. Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.	Reject		Indigenous Vegetation S42A
471	2 Definitions	2.2 Definitions	791	Tim Burdon			791.3		NO	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Reject		Rural
472	2 Definitions	2.2 Definitions	794	Tim Burdon	Lakes Land Care		794.1		NO	Oppose	Exclude the deliberate application of water in the definition of Clearance of Vegetation.	Reject		Refer to Indigenous Vegetation S42A
473	2 Definitions	2.2 Definitions	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	794.1	FS1091.30	NO	Support	Allow.	Reject		Refer to Indigenous Vegetation S42A
474	2 Definitions	2.2 Definitions	794	Tim Burdon	Lakes Land Care		794.2		NO	Oppose	Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance. Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.	Reject		Refer to Indigenous Vegetation S42A
475	2 Definitions	2.2 Definitions	794	Tim Burdon	Lakes Land Care		794.3		NO	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Reject		Rural S42A
480	2 Definitions	2.2 Definitions	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.8		NO	Support	Retain definition of 'Factory Farming'	Accept		Rural S42A
481	2 Definitions	2.2 Definitions	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.9		NO	Support	Retain definition of 'Farming Activity'	Accept		Rural S42A
482	2 Definitions	2.2 Definitions	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.10		NO	Support	Retain definition of 'Farm Building'	Accept		Rural S42A
504	2 Definitions	2.2 Definitions	806	Jenny Carter	Queenstown Park Limited		806.6		NO	Oppose	Amend the definition of building so that it excludes gondolas and associated structures.	Reject	District Wide implications. Deferred to definition hearing.	
514	2 Definitions	2.2 Definitions	836	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	836.8		YES	Not Stated	Definitions - Minor Alterations and Additions to a Building Issue: (a) This submission point is lodged to enable this definition to be reconsidered. The following points are made: (i) Are there any other kinds of timber apart from "natural...timber", and if there are, why are they excluded? (ii) Why is there any concern about the material (or colour) of an exterior deck? (iii) Many natural timbered decks start a dark colour but then bleach very pale over time. There are clear stains intended to maintain a darker colour. Why does the definition allow dark stains but not allow clear stains? (iv) Why does the definition exclude modern products which are not timber but are designed and intended to look like timber (and last longer, without warping)? (v) Why is it necessary to say that a deck must comply with applicable rules and standards for activities and not apply the same comment to other external alterations referred to in the other two bullet points? (the point being that the second sentence of the first bullet point is unnecessary). (vi) In the third bullet point, the third use of the word "materials" makes a nonsense of the bullet point.		Relates to Arrowtown Residential Historic Management Zone. Deferred to the District Wide hearing, or hearing on that matter.	
516	2 Definitions	2.2 Definitions	836	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	836.10		YES	Not Stated	Amend the definition of "Nature Conservation Values" as follows: "means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna, and natural ecosystems, and landscape."	Accept in Part		Refer to recommendation in Strategic Direction Reply dated 7 April 2016.
517	2 Definitions	2.2 Definitions	1341	Ben Farrell	Real Journeys Limited	John Edmonds & Associates Ltd	836.10	FS1341.28	NO	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Accept in Part		Refer to recommendation in Strategic Direction Reply dated 7 April 2016.
518	2 Definitions	2.2 Definitions	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	836.10	FS1342.18	NO	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Accept in Part		Refer to recommendation in Strategic Direction Reply dated 7 April 2016.
519	2 Definitions	2.2 Definitions	1097	Jenny Carter	Queenstown Park Limited		836.10	FS1097.722	NO	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Accept in Part		Refer to recommendation in Strategic Direction Reply dated 7 April 2016.
520	2 Definitions	2.2 Definitions	1117	Jenny Carter	Remarkables Park Limited		836.10	FS1117.284	NO	Support	Supports the intent of the submission for the reasons provided in RPL's original submission.	Accept in Part		Refer to recommendation in Strategic Direction Reply dated 7 April 2016.