

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 13
– Queenstown
Mapping Annotations
and Rezoning
Requests

**REPLY OF ROBERT BRUCE BUXTON
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

GROUP 2 RURAL

6 October 2017

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / H L Baillie
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. BOB'S COVE DEVELOPMENTS LTD (712).....	1
3. MOUNT CHRISTINA LTD (764).....	2
4. NICHOLAS GEDDES FOR NOEL GUTZEWITZ & J BOYD (328).....	4
5. TE ANAU DEVELOPMENTS (607).....	4
6. MR BEN FARRELL AND MR PAUL FAULKNER FOR LAKE WAKATIPU STATION LIMITED (478)	5
7. MR CASEY VIVIAN AND BEN ESPIE FOR KAREN & MURRAY SCOTT, LOCH LINNHE STATION (447)	5

Appendix 1: List of Submitters

**Appendix 2: Submissions recommended to be accepted or accepted in part
that require changes to the PDP maps**

Appendix 3: Section 32AA Evaluation

1. INTRODUCTION

- 1.1 My full name is Robert Bruce Buxton. I prepared a statement of evidence in chief, rebuttal and supplementary rebuttal evidence, a summary of evidence, and an updated summary of evidence for the Queenstown Mapping Hearing Stream 13. My qualifications and experience are listed in my evidence in chief dated 24 May 2017.
- 1.2 This reply evidence specifically responds to matters raised by the Panel and submitters during the course of the hearing, including supplementary/summary evidence filed by submitters.
- 1.3 On Wednesday 11 October 2017, I am filing a supplementary reply in relation to the submissions by Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Grant Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd (**Hensman and Others**, 361); Gibbston Valley Station Limited (**Gibbston**, 827); and Queenstown Park Limited (**QPL**, 806).
- 1.4 The following information is attached as Appendices:
- (a) Appendix 1: Updated Table of recommendations to Group 2 submissions;
 - (b) Appendix 2: Table of submissions recommended to be accepted or accepted in part that require changes to the PDP Maps; and
 - (c) Appendix 3: Section 32AA Evaluation.

2. BOB'S COVE DEVELOPMENTS LTD (712)

- 2.1 As mentioned by John Reid¹ at the hearing, the intention was for the land swap and the resource consent to have been obtained prior to the hearing on the requested rezoning. The issue therefore has become a matter of whether it is appropriate to rezone the land prior to the land swap. I reiterate that both Mr Davis (the Council's ecology expert) and I agree that residential development on the triangular

1 Mr Reid is a Director of Bob's Cove Developments Ltd and provided evidence dated 1 September 2017 at the hearing in that capacity.

piece of land that the submitter wishes to swap with the Department of Conservation would be a worse outcome in terms of ecological effects, than the notified Rural zone.

2.2 At the hearing, Mr Davis maintained his view that the vegetation on this site requires protection measures under the Rural Zone that will be eroded if the site was to be rezoned to Rural Residential. I agree and consider that the current zoning should remain until the land swap and resource consent process (subdivision to create the lot to be rezoned and land use for a dwelling) is completed.

3. MOUNT CHRISTINA LTD (764)

3.1 There were essentially two outstanding matters of disagreement regarding this rezoning; the setback from the escarpment and the maximum number of dwellings.

3.2 Regarding the building setback from the escarpment, the submitter has proposed a revised zone boundary (Exhibit 13.18) which now follows the top of the escarpment. I consider that this is acceptable as an appropriate zone boundary, noting that the other option (which was to map a Building Restriction Area (**BRA**)) would require the same amount of detail on the planning maps. The advantage of a BRA was one less specific provision in the Rural Residential (**RR**) section. However, the BRA may have been a rather narrow and therefore possibly difficult distinguish on the planning maps. Accordingly I have not recommended a BRA, although I have now recommended a building set back rule in new Table 8, set out below (additional standard 22.5.41).

3.3 The primary debate regarding this rezoning is the number of dwellings that the zone should be restricted to. Dr Read considers that the zone will have adverse effects on the character and the quality of the landscape in the vicinity, and therefore to minimise these effects the zone should be limited to 26 dwellings, based on the development that the existing consent provides (RM0505144). The submitter has proposed a maximum of 36 dwellings based on the

number of dwellings that had previously been consented over the existing RR zone (that consent, RM040445, has now lapsed).

3.4 Mr Skelton for the submitter has provided oblique views of the site (Attachments AA and BB of his Summary Statement of Evidence) showing the difference between 26 dwellings, reflecting the layout of the existing consent (RM0505133), and an additional 10 dwellings. Having viewed that graphic Dr Read maintains her view that a maximum number of 26 dwellings is appropriate. I agree, as this will limit the effects of the RR zone in this unique and relatively remote setting.

3.5 Based on the above I recommend that the submission be accepted in part and the following provisions be included in the PDP:

- (a) amend the zone boundaries as requested by the submitter and shown in Exhibit 13.18;
- (b) amend the Rural Residential zone by introducing a new Table (blue underlined text) into Chapter 22 (Rural Residential & Lifestyle) as follows; and

	<u>Table 8: Rural Residential Camp Hill</u>	<u>Non-compliance</u>
<u>22.5.39</u>	<u>Density</u> <u>There shall be no more than one residential unit per lot</u>	<u>NC</u>
<u>22.5.40</u>	<u>Building Height</u> <u>The maximum building height shall be 5.5m.</u>	<u>D</u>
<u>22.5.41</u>	<u>Building Setback from zone boundary</u> <u>The minimum setback of any building from the zone boundary shall be 20m. (note this rule is in addition to the Rural Residential rule for setback from internal boundaries).</u>	<u>NC</u>

- (c) amend Rule 27.6.1 of Chapter 27 (Subdivision and Development) by adding a row (blue underlined text) as follows:

Zone		Minimum Lot Area
...		
Rural Residential	Rural Residential	4000m ²
...		
	<u>Rural Residential Zone at the north of Lake Hayes</u>	<u>4000m² provided that the total lots to be created by subdivision, including balance lots, shall be not be less than an 8,000m² lot average</u>
	<u>Rural Residential Camp Hill</u>	<u>4000m² with no more than 26 lots created for residential activity</u>
Jacks Point	...	

4. NICHOLAS GEDDES FOR NOEL GUTZEWITZ & J BOYD (328)

4.1 Having read the Summary Statement of Evidence by Mr Geddes, including Attachment C “A preliminary geotechnical assessment” by Paul Faulkner, I accept that the natural hazards on the site have been adequately assessed and that development would most likely occur on the upper terrace, further away from the river. Based on this, I also consider that the effects on the natural character of the Kawarau River would be lessened. However, the requested rezoning could result in a total of 9 dwellings along the upper terrace, which would form a rather dense development with property boundaries most likely to form strips towards the river.

4.2 I maintain my view that the site is not sufficiently unique for a spot zoning to apply, and similar arguments for zoning this site within the Rural zone would also apply to other sites of similar size. I therefore retain my recommendation to reject the rezoning sought for this site.

5. TE ANAU DEVELOPMENTS (607)

5.1 I do not consider there is sufficient evidence before the Panel at this time, to bring either the operative Rural Visitor (**RV**) zone, or some other form of that zone into the PDP via a submission. However, for this site I do consider that there would be merit in rezoning the north-

western parcel of land in the Beach Bay Recreation Reserve (Area “A” shown in the Summary Statement of Ms Black) to some form of RV zone in the relevant stage of the review. This would provide for the proposed wedding venue/multi-purpose building shown on the structure plan. I understand that legal submissions will address how the Council will approach the RV zone and other ODP zones in later stages of the District Plan review.

5.2 I maintain my recommendation to reject the rezoning of the south-eastern portion of the Beach Bay Recreation Reserve (Area “B” shown in the Summary Statement of Ms Black) and all of the marginal strip for the reasons given in my rebuttal evidence, and also because I consider the evidence presented at the hearing does not demonstrate that the rezoning sought is the most appropriate zone for the land, except to “fill a gap” in the maps.

6. MR BEN FARRELL AND MR PAUL FAULKNER FOR LAKE WAKATIPU STATION LIMITED (478)

6.1 In my view, Mr Farrell has not proposed a package of RV zone provisions that will fit with the structure of the PDP nor meet the statutory tests. I maintain my recommendation to reject the rezoning sought, due to a lack of information about what is proposed for the site (the operative RV zone implies a structure plan approach), along with the lack of zone provisions that will fit with the structure of the PDP, and the remaining concern over traffic effects (which will be dependent on what is proposed for the site and the resultant numbers of visitors, and if those numbers are large, the point where visitors will embark on their journey across the lake e.g. Wye Creek) and the loss of productive flat land.

7. MR CASEY VIVIAN AND BEN ESPIE FOR KAREN & MURRAY SCOTT, LOCH LINNHE STATION (447)

7.1 I have read the evidence summaries of Mr Vivian and Mr Espie. I note that in Mr Vivian’s evidence summary he introduces the option of a RR zone as a possible third, but least desirable option. This is a

change in position from paragraph 5.10 of his evidence in chief where he states “There is no relief seeking rural-residential zoning.”

7.2 One of the requested areas for rezoning (the northern area, at Wye Creek) has been further amended in Mr Espie’s evidence summary and is shown below in **Figure 1**, together with the previous requested areas. The area has been reduced further to bring it back from the lake edge and the native vegetation.

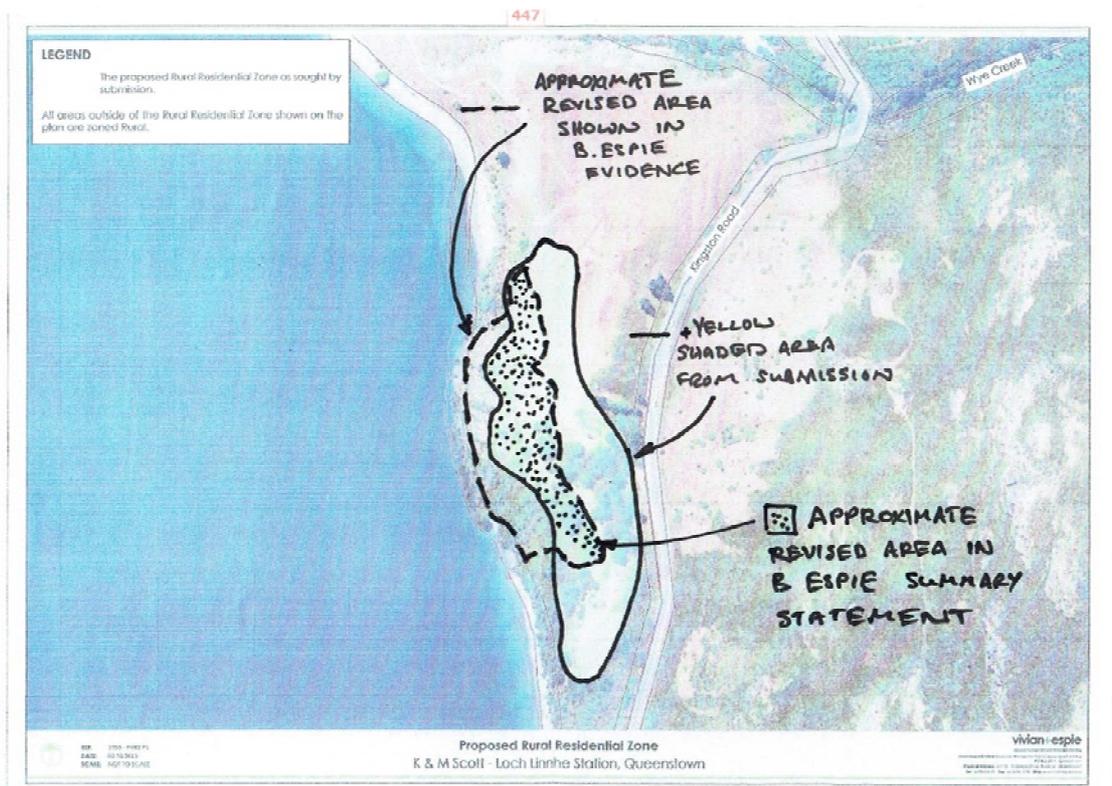


Figure 1: Wye Creek rezoning site, showing the northernmost of the two sites as originally requested in the submission as solid line, the northern site revised in evidence in chief as a dashed line and the northern site revised in the evidence summary as a speckled shading.

7.3 Regarding FBAs, I continue to have concerns as noted in my evidence about this proposal, as it introduces an additional framework into the PDP framework with little guidance on how it might be applied.

7.4 Regarding the option of applying a RV zone, it is difficult to assess the effect of the relief sought when the submitter has not provided a clear indication of what is proposed for the site. This is also confused by the possible but less desirable request for a RR zone. Further,

having bespoke rules for every site within a FBA or RV zone raises the question of efficiency if every site will need to be assessed by the Council, and it is not clear what that assessment will be based on.

7.5 Although Mr Vivian considers that the matter of natural hazards can be addressed at the time of resource consent, I note that the suggested controlled activity rule for buildings in an FBA attached to his evidence summary still does not include natural hazards as a matter for control.

7.6 Dr Read has assessed the evidence summary and revised rules. Although she sees the reduction in the northern area as positive, she notes that a significant rock outcrop remains within the area and should be excluded. Dr Read also disagrees with Mr Vivian's statement that the Rural Zone imposes a landscape reserve, and considers that the Rural Zone provisions would allow farm buildings, residential development and visitor accommodation provided they are appropriately located and designed.

7.7 Overall, without knowing what is proposed for the site (the operative RV zone implies a structure plan approach), I continue to recommend that the proposed rezoning be rejected. I also continue to recommend that the Wye Creek block (the northern of the two sites) be rejected, as the site has progressively become increasingly a spot zoning through the hearing process.



Robert Buxton

6 October 2017

APPENDIX 1 – LIST OF SUBMITTERS

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
168.1		Garry Strange		Oppose	That the areas shown as Rural Residential, Rural Lifestyle and Rural General on Map 38 at Wilsons Bay be zoned one consistent zoning being Rural Residential.	Reject		Group 2 Report
168.2		Garry Strange	Map 38 - Wilson Bay and Bobs Cove	Other	The council address the different zonings of Wilson bay and remove from outstanding natural landscape.	Reject		Group 2 Report
243.29		Christine Byrch	Map 38 - Wilson Bay and Bobs Cove	Oppose	Remove the Visitor Accommodation sub-zone from the proposed plan.	Reject		Group 2 Report
243.29	FS1224.29	Matakauri Lodge Limited	Map 38 - Wilson Bay and Bobs Cove	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		Group 2 Report
243.33		Christine Byrch	22.5.13	Oppose	Delete this sub-zone, but if it is retained, maximum building coverage should be 2000m ² , and any more than this should be prohibited, add another point for discretion: Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.	Reject	Removal of Visitor Accommodation Subzone for Speargrass Flat deferred to Wakatipu Basin Mapping Hearing	Group 2 Report
298.2		Nick Clark	Map 38 - Wilson Bay and Bobs Cove	Oppose	Change from Rural Lifestyle to Rural Residential. The land at Closeburn is useless for anything but building on. Remove the building restriction area.	Reject		Group 2 Report
328.2		Noel Gutzewitz	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	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. Copied from submission point 328.1	Reject		Group 2 Report
328.2	FS1340.75	Queenstown Airport Corporation	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	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.	Accept		Group 2 Report
331.5		The Station at Waitiri	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	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. (Copied from submission point 331.3)	Reject		Group 2 Report
393.1		Middleton Family Trust	Map 31 - Lower Shotover	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. Copied from Submission point 393.3 to the rural zone.	Reject		Group 2 Report
393.1	FS1077.14	Board of Airline Representatives of New Zealand (BARNZ)	Map 31 - Lower Shotover	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 proposed zone.	Accept		Group 2 Report
393.1	FS1340.93	Queenstown Airport Corporation	Map 31 - Lower Shotover	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.	Accept		Group 2 Report
393.1	FS1097.260	Queenstown Park Limited	Map 31 - Lower Shotover	Support	Support proposed rezoning of Queenstown Hill to Airport Mixed Use Zone	Reject		Group 2 Report
393.1	FS1270.104	Hansen Family Partnership	Map 31 - Lower Shotover	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.	Accept		Group 2 Report
409.2		Neil McDonald	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Amend the Proposed District Plan Landscape Category Boundary to reflect the most recent Court Decision (i.e. C203/2004). NB - the submitter owns Lot 1 DP 443946, as shown on the map attached to the decision. Copied from submission point 409.3.	Accept		Group 2 Report
431.2		Barbara Kipke	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Other	Opposes the Rural zoning of the land at Lot 1 DP 474749, at Wye Creek, shown on Proposed District Plan Map 13a. Seeks that the Rural Zoning is deleted and replaced with Rural Lifestyle Zoning.	Reject		Group 2 Report
431.3		Barbara Kipke	27.5.1	Other	Seeks that the average allotment size of the Rural Lifestyle Zone is reduced from 2 hectares to 1.5 hectares for the submitters property at Lot 1 DP 474749, Wye Creek, shown on Proposed District Plan Map 13a. Amend Rule 27.5.1 by adding a new row under the heading Rural Lifestyle: <u>Rural lifestyle – Wye Creek One hectare, provide the average lot size is not less than 1.5 hectares.</u>	Reject		Group 2 Report
447.2		Karen & Murray Scott, Loch Linnhe Station	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Other	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) 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.	Reject		Group 2 Report
478.2		Lake Wakatipu Station Limited & Review Seventeen Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Other	Opposes the proposed Rural Zoning of 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.	Reject		Group 2 Report
481.1		Cabo Limited	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Other	Supports the proposed provisions to the Wyuna Rural Lifestyle Zone (inclusive of the building restricted area) as proposed in Planning Map 25. Adopt Planning Map 25 as it relates to the Wyuna Station Rural Lifestyle Zone. Supports the visitor accommodation subzone located on the corner of southern corner of Shiel and Oban Streets provided there is flexibility for use of this land for retail and commercial purposes also as provided for through the underlying Township zoning. Opposes the blanket zoning of Designation 428 on Planning Map 25 and formally requests that the Designation 428 (Glenorchy Closed Landfill) be further refined in location. Remove the large shaded area which identifies Designation 428 (Glenorchy Closed Landfill)	Accept the support for the Rural Lifestyle Zone. Visitor Accommodation subzone not "on" Stage 1. Designation addressed in Hearing 07		Group 2 Report

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
481.3		Cabo Limited	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Other	Support the proposed provisions to the Wyuna Rural Lifestyle Zone (inclusive of the building restricted area) as proposed in Planning Map 25. Adopt the Rural Lifestyle provisions within proposed Chapter 22 and Planning Map 25 as it relates to the Wyuna Station Rural Lifestyle Zone.	Accept the support for the Rural Lifestyle Zone. Visitor Accommodation subzone not "on" Stage 1. Designation addressed in Hearing 07		Group 2 Report
486.1		Temple Peak Ltd	Map 9 - Glenorchy Rural, Lake Wakatipu	Support	Supports the Proposed Rural Lifestyle Zone as it relates to Temple Peak Station shown on Proposed District Plan Map 9 (legally described as Sec 1-9 SO460577 Sec 32-34 38A 39 Blk 1 Glenorchy SD). Adopt the Rural Lifestyle provisions for the area identified.	Accept		Group 2 Report
486.2		Temple Peak Ltd	Map 9 - Glenorchy Rural, Lake Wakatipu	Support	Supports the Proposed Rural Lifestyle Zone as it relates to Temple Peak Station shown on Proposed District Plan Map 9 (legally described as Sec 1-9 SO460577 Sec 32-34 38A 39 Blk 1 Glenorchy SD).	Accept		Group 2 Report
519.64		New Zealand Tungsten Mining Limited	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Amend Map 9 as shown in the map attached to this submission.	Accept		Group 2 Report
519.64	FS1356.64	Cabo Limited	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	All the relief sought be declined	Reject		Group 2 Report
519.64	FS1015.100	Straterra	Map 9 - Glenorchy Rural, Lake Wakatipu	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		Group 2 Report
595.1		Matakauri Lodge Limited		Other	Support in part. The Visitor Accommodation sub-zoning for the MLL site is confirmed.	Accept		Group 2 Report
607.22		Te Anau Developments Limited	Part Seven - Maps	Not Stated	Rezoned the "Rural General" zoned land (including land described as Pt. Sec 19 BLK III MID WAKATIPU SD, recreation reserve, Section 1 SO 10828, and marginal strip adjoining this land and adjoining the land owned by Te Anau Developments Ltd) to "Rural Visitor Walter Peak".	Reject		Group 2 Report
624.4		D & M Columb	Part Seven - Maps	Not Stated	Shift southern reach of the ONL overlay affecting Gorge Road back to its previous location.	Reject		Group 2 Report
677.8		Amrta Land Ltd	Map 9 - Glenorchy Rural, Lake Wakatipu	Other	Amend Planning Maps 9 and 25 C to include the land described as Woodbine Station with the Rural Visitor Zone. Alternatively, a zoning that would suitably provide for tourism development, such as the Rural Lifestyle Zone with a Visitor Accommodation Overlay, or some other specific tourism related zoning.	Reject		Group 2 Report
677.8	FS1035.8	Mark Crook	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Preserve the natural landscape by refusing the application.	Accept		Group 2 Report
677.8	FS1074.8	Alistair Angus	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	That the whole submission be disallowed. The applicant/Ref 677 has already shown scant regard for land and neighbours to grant this submission would be a total and irreversible disaster.	Accept		Group 2 Report
677.8	FS1290.2	Robert Andrew Singleton	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Object to these proposed changes	Accept		Group 2 Report
677.8	FS1312.8	AG Angus	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Oppose on every level in its present form	Accept		Group 2 Report
677.8	FS1319.1	John glover	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Notwithstanding the fact that some carefully planned development near the bush edge at the valley floor may be able to be accommodated, the lack of detail and a simple request to wholly reclassify the station land means that I am in opposition to the proposal.	Accept		Group 2 Report
677.8	FS1323.1	Kinloch Residents Association	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	Opposes. States that there is a large area of land zoned rural visitor at Arcadia which remains undeveloped. Unlike the Woodbine proposal, at least the Arcadia land has an agreed structure plan in place. Requests that the proposal is declined.	Accept		Group 2 Report
677.8	FS1364.8	John and Kay Richards	Map 9 - Glenorchy Rural, Lake Wakatipu	Oppose	believe the submission to be vague with little in the way of defining details and with no prior consultation consider it to be flawed in many ways	Accept		Group 2 Report
677.8	FS1117.271	Remarkables Park Limited	Map 9 - Glenorchy Rural, Lake Wakatipu	Support	For the reasons outlined in RPL's primary submission.	Reject		Group 2 Report
677.9		Amrta Land Ltd	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Other	Amend Planning Maps 9 and 25 C to include the land described as Woodbine Station with the Rural Visitor Zone Alternatively, a zoning that would suitably provide for tourism development, such as the Rural Lifestyle Zone with a Visitor Accommodation Overlay, or some other specific tourism related zoning.	Reject		Group 2 Report
677.9	FS1035.9	Mark Crook	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	Preserve the natural landscape by refusing the application.	Accept		Group 2 Report
677.9	FS1074.9	Alistair Angus	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	That the whole submission be disallowed. The applicant/Ref 677 has already shown scant regard for land and neighbours to grant this submission would be a total and irreversible disaster.	Accept		Group 2 Report
677.9	FS1290.1	Robert Andrew Singleton	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	Object to these proposed changes	Accept		Group 2 Report
677.9	FS1312.9	AG Angus	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	Oppose on every level in its present form	Accept		Group 2 Report
677.9	FS1319.2	John glover	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	Notwithstanding the fact that some carefully planned development near the bush edge at the valley floor may be able to be accommodated, the lack of detail and a simple request to wholly reclassify the station land means that I am in opposition to the proposal.	Accept		Group 2 Report
677.9	FS1364.9	John and Kay Richards	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	believe the submission to be vague with little in the way of defining details and with no prior consultation consider it to be flawed in many ways	Accept		Group 2 Report
677.9	FS1323.2	Kinloch Residents Association	Map 25 - Glenorchy, Kinloch and South of Blanket Bay	Oppose	Opposes. States that there is a large area of land zoned rural visitor at Arcadia which remains undeveloped. Unlike the Woodbine proposal, at least the Arcadia land has an agreed structure plan in place. Requests that the proposal is declined.	Accept		Group 2 Report
689.1		Kingston Lifestyle Family Trust		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	Reject	Township Zone provisions to be addressed in Stage 2 of the review	Group 2 Report
689.1	FS1344.5	Tim Taylor		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.	Reject	Township Zone provisions to be addressed in Stage 2 of the review	Group 2 Report
689.1	FS1348.4	M & C Wilson		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.	Reject	Township Zone provisions to be addressed in Stage 2 of the review	Group 2 Report
689.2		Kingston Lifestyle Family Trust	Map 39 - Arthurs Point, Kingston	Oppose	Planning Map 39A is updated to reflect the change in zone (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).	Reject	Township Zone provisions to be addressed in Stage 2 of the review	Group 2 Report
694.20		Glentui Heights Ltd	22.5.32	Oppose	Delete Table 5	Reject		Group 2 Report
694.2		Glentui Heights Ltd		Oppose	Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.	Reject		Group 2 Report
694.30		Glentui Heights Ltd	Map 38 - Wilson Bay and Bobs Cove	Oppose	Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.	Reject		Group 2 Report

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
694.4		Glentui Heights Ltd	22.2.6.1	Oppose	Delete the following: Objective - Bob's Cove Rural Residential subzone – To create comprehensively-planned residential development with ample open space and a predominance of indigenous vegetation throughout the zone. Policies: Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area. Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.	Reject		Group 2 Report
694.6		Glentui Heights Ltd	22.2.7 Objective 7	Support	Confirm the following: Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone. Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-Queenstown Road are retained through appropriate landscaping and the retention of view shafts. To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through: • appropriate landscaping using native plants; • restricting the use of exotic plants; • removing wilding species; • providing guidance on the design and colour of buildings; • maintaining view shafts from the Queenstown	Reject		Group 2 Report
702.19		Lake Wakatipu Stations Limited	Part Seven - Maps	Not Stated	Amend the planning maps 13a to show the extent of Significant Natural Area C24A to be in accordance with the black dotted line in the attached image. - Image in the original submission	Accept		Group 2 Report
710.2		Reavers NZ Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Other	Submitter requests that that ONL boundary as shown on Planning Map 13 is amended to align with the plans marked Annexure A and attached to the submission which relates to the submitter's property on the Kingston-Garston Highway (Lot 2 DP 300643) and locality. AND any other additional or consequential relief that will fully give effect to this submission.	Accept in part		Group 2 Report
712.10		Bobs Cove Developments Limited	22.5 Rules - Standards	Oppose	Rules 22.5.21 to 22.5.32 - delete Table 5	Reject		Group 2 Report
712.3		Bobs Cove Developments Limited	Map 38 - Wilson Bay and Bobs Cove	Oppose	Rezoned the "Rural General" zoned land identified in the attached Drawing by Paterson Pitts (refer to submission) as Proposed Section 1 to "Rural Residential".	Reject		Group 2 Report
712.5		Bobs Cove Developments Limited	Map 38 - Wilson Bay and Bobs Cove	Oppose	Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.	Reject		Group 2 Report
712.6		Bobs Cove Developments Limited	22.2.6 Objective 6	Oppose	Delete this objective	Reject		Group 2 Report
712.7		Bobs Cove Developments Limited	22.2.6.1	Oppose	Delete this policy	Reject		Group 2 Report
712.8		Bobs Cove Developments Limited	22.2.6.2	Not Stated	Delete this policy	Reject		Group 2 Report
712.9		Bobs Cove Developments Limited	22.2.7 Objective 7	Support	Confirm the following: Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone. Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-Queenstown Road are retained through appropriate landscaping and the retention of view shafts. To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through: • appropriate landscaping using native plants; • restricting the use of exotic plants; • removing wilding species; • providing guidance on the design and colour of buildings; • maintaining view shafts from the Queenstown-Glenorchy Road	Reject		Group 2 Report
764.18		Mount Christina Limited	Map 9 - Glenorchy Rural, Lake Wakatipu	Other	Support in part Amend Planning Map 9 (Glenorchy, Lake Wakatipu), to adjust the boundaries of the rural residential zone on the MCL land, in accordance with the revised zoning plan contained within Appendix 1 to this submission (764).	Accept in part		Group 2 Report
807.76		Remarkables Park Limited		Oppose	Move the ONL line near the RPZ to the foot of the slopes of the northern face of the Remarkables	Reject		Group 2 Report
811.15		Marc Scaife	22.4.10	Not Stated	Opposes the VA subzone over the Matakauri Lodge. The proposed sub zone for Matakauri has no planning rationale. Submits that the creation of special Rural Lifestyle visitor accommodation subzones will not solve potential conflicts between the Rural Lifestyle zone and visitor accommodation, but rather enhance them. The site has been developed to a level of intensity that is now in excess of twenty times the standard for visitor accommodation activity.	Reject		Group 2 Report
826.2		Tim Taylor	Map 15 - Kingston Rural, Lake Wakatipu & Gibbston (Inset)	Not Stated	The submitter seeks that the properties are rezoned to provide for residential and commercial land uses. The submitter's properties are located at or about 87 State Highway 6 (Kingston-Garston Highway), legally described as Section 1 and 2, Block I Kingston SD, and Pt Run 323A and shown on planning map 15.	Reject		Group 2 Report
826.2	FS1348.3	M & C Wilson	Map 15 - Kingston Rural, Lake Wakatipu & Gibbston (Inset)	Support	Allow relief sought - The submitter requests that its properties are rezoned for residential and commercial purposes. The Further submitter supports this relief as this will help provide for the continued growth of Kingston.	Reject		Group 2 Report
848.2		M & C Wilson	Map 15 - Kingston Rural, Lake Wakatipu & Gibbston (Inset)	Oppose	The submitter seeks that the property legally described as Lot 3 DP 12725 (84 Glen Nevis Station Road, Kingston) and its surrounds be rezoned from Rural general to Large Lot Residential. Accordingly, the submitter seeks that Planning Map 15 is updated to reflect the change.	Reject		Group 2 Report
848.2	FS1344.3	Tim Tayler	Map 15 - Kingston Rural, Lake Wakatipu & Gibbston (Inset)	Support	Allow relief sought - The submitter opposes the rural general zoning of its property and seeks that its land be zoned Large Lot Residential. The further submitter supports this relief.	Reject		Group 2 Report

**APPENDIX 2 – SUBMISSIONS RECOMMENDED TO BE ACCEPTED OR
ACCEPTED IN PART THAT REQUIRE CHANGES TO THE PDP MAPS**

APPENDIX 2

Queenstown Mapping – Hearing Stream 13 (Group 2)

Submissions recommended to be accepted or accepted in part that require changes to the PDP notified Planning Maps.

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
<u>2 Rural</u>				
Neil McDonald (409)	Amend the Landscape Category Boundary to reflect Environment Court decision C203/2004.	Accept	No change	S42A Report Group 2
New Zealand Tungsten Mining Limited (519)	Amend Map 9 as shown in the map attached to this submission.	Accept	No change	S42A Report Group 2
Reavers NZ Limited (710)	Amend the ONL boundary as shown on Planning Map 13 to align with the plans marked Annexure A.	Accept in part	No change	S42A Report Group 2
Mount Christina Limited (764)	Amend Planning Map 9 (Glenorchy, Lake Wakatipu), to adjust the boundaries of the rural residential zone on the submitter's land.	Accept in part	Minor change to rules and zone boundary	Reply

Appendix 3

SECTION 32AA EVALUATION

This evaluation assesses the costs, benefits, efficiency, and effectiveness of changes to zoning that are being recommended in my rebuttal evidence in response to submission 764. The four recommendations are set out below, followed by a map showing the recommended zone boundaries and the s32AA evaluation in a single table.

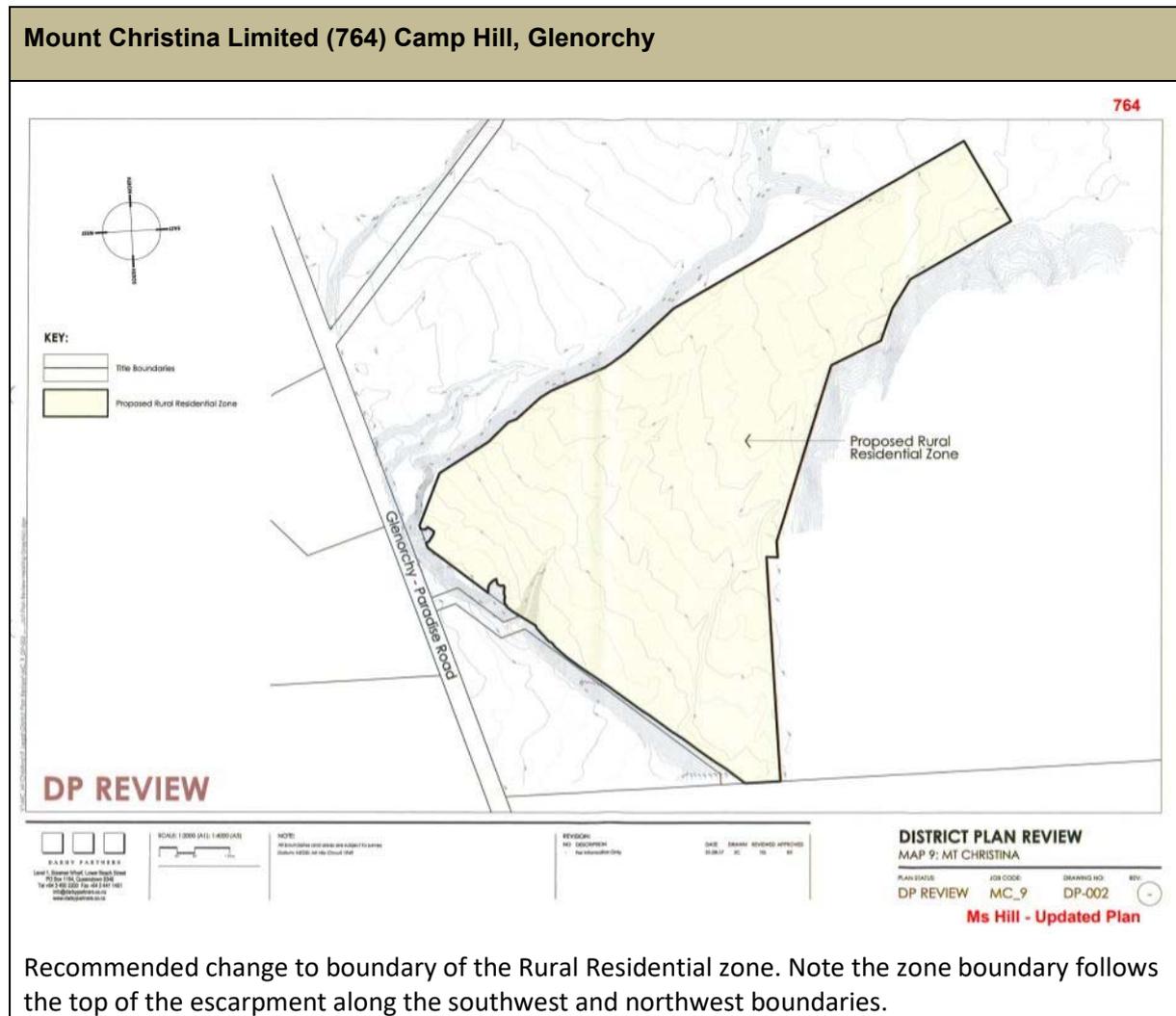
1. Amend the zone boundaries as requested by the submitter as shown in Exhibit 13.18 and below;
2. Amend the Rural Residential zone by introducing a new Table ([blue underlined text](#)) into Chapter 22 (Rural Residential & Lifestyle) as follows:

	Table 8: Rural Residential Camp Hill	Non-compliance
22.5.39	Density There shall be no more than one residential unit per lot	NC
22.5.40	Building Height The maximum building height shall be 5.5m.	D
22.5.41	Building Setback from zone boundary The minimum setback of any building from the zone boundary shall be 20m. (note this rule is in addition to the Rural Residential rule for setback from internal boundaries).	NC

3. Amend Rule 27.6.1 of Chapter 27 (Subdivision and Development) by adding a row ([blue underlined text](#)) as follows:

Zone		Minimum Lot Area
...		
Rural Residential	Rural Residential	4000m ²
...		
	Rural Residential Zone at the north of Lake Hayes	4000m² provided that the total lots to be created by subdivision, including balance lots, shall be not be less than an 8,000m² lot average
	Rural Residential Camp Hill	4000m² with no more than 26 lots created for residential activity
Jacks Point	...	

4. Recommended Changes to Zone Boundary



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The maximum development potential will be reduced from 36 to 26 lots. The potential for 36 lots is based on a resource consent RM040455 that applied the minimum lot size over the existing RR zone but was never given effect to. 	<ul style="list-style-type: none"> The relocated zone is a better regime under which to protect the outstanding landscape from inappropriate subdivision and development as per matters in section 6(b), because the zone would be not be located completely over the lower escarpment closest to Glenorchy-Paradise Road, and there is a requirement for buildings to be set back from the zone boundary and the top edge of the escarpment. 	<ul style="list-style-type: none"> Better effectiveness in terms of managing section 6(b) landscapes due to providing a better location for the zone and specific controls on height, number of lots and setbacks to address visual effects.

	<ul style="list-style-type: none">• Limiting the number of lots to 26 will minimise adverse effects on the character and the quality of the landscape in the vicinity. The limit to 26 lots is also the same as the existing resource consent RM050144. A development of 36 lots is considered too great for this unique and relatively remote setting.• The increased size of the zone will provide for greater flexibility and a more open character in designing a subdivision.	
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