

Attachment B: Submissions Received

Submission 1:

RESOURCE MANAGEMENT ACT 1991: FORM 5
SUBMISSIONS ON THE VARIATION TO THE QUEENSTOWN LAKES PROPOSED
DISTRICT PLAN – Coneburn Industrial Zone

Clause 6 of the First Schedule, Resource Management Act 1991

TO: Ms Alyson Hutton
Planning Policy Manager
Queenstown Lakes District Council
Private Bag 50077
QUEENSTOWN

SUBMITTER: Scope Resources Ltd

The submitter is the owner of the following:

- Lots 1-4 DP 392270

The location of the land above is highlighted in “blue” on the District Plan Review, Stage 2 Decisions Version of Planning Map 13 contained in Attachment [A] of this submission.

We cannot gain an advantage in trade competition through this submission. We are, or could be, directly affected by the subject matter of the submission that:

- (a) adversely affect the environment; and
- (b) do not relate to trade competition or the effects of trade competition.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.

1.0 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN

The submitter generally supports the proposed variation to the Coneburn Industrial Zone for the following reasons;

It accords with and assists the territorial authority to carry out its functions to achieve, the purpose of the

Resource Management Act 1991 (the Act);

- i. It promotes the sustainable management of resources;
- ii. It meets section 32 of the Act;
- iii. It is consistent with Part II of the Act;
- iv. It represents integrated management or sound resource management practice;
- v. It meets the reasonably foreseeable needs of future generations;
- vi. It implements the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

2.0 SPECIFIC SUBMISSIONS

Without derogating from the above, while the submitter supports the proposed variation to the Coneburn Industrial Zone (**CIZ**) it submits that, the Outstanding Natural Landscape (**ONL**) boundary should be realigned with the cadastral boundary and the boundary of the CIZ.

Currently, the planning map depicts the ONL boundary as protruding into the CIZ over one small portion of land on the southern edge of the Zone:



Figures 1 & 2: Proposed District Planning Map.

This triangular portion of the CIZ is contained within the Open Space Activity Area of the Structure Plan which states that there shall be no buildings or structures. Rule 44.5.10 requires all activities to be in accordance with the structure plan where it would be a non-complying activity to breach this Rule.



Figure 3: QLDC GIS Aerial Image

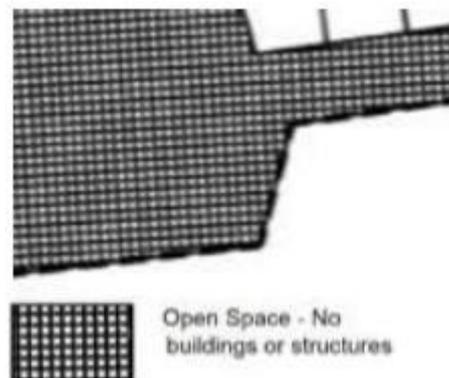


Figure 4: CIZ Structure Plan – PDP Chapter 27.

Based upon site observations and the aerial image (Fig 3), there are no vegetation or landform feature within the subject triangle to suggest this land should remain as ONL.

Rule 44.5.10, and the Structure Plan (Fig 4) provides sufficient protection (non-complying activity status) from subdivision or development in this part of the zone without the any ONL classification.

The submitter raises this planning map inconsistency so the Council and/or Commissioners can consider whether in a similar vein to the PDP Stage 1 ONL mapping of landscape boundaries upon cadastral boundaries, a preference exists to amend the ONL boundary to be on the cadastral boundary and aligned with the CIZ boundary.

Relief Sought

The primary relief is that the proposed variations to the Coneburn Industrial Zone are supported and should therefore be accepted by Commissioners.

The secondary relief is that the ONL boundary be realigned on the cadastral boundary and CIZ boundary, that such relief is within scope of the variation, and should be accepted by Commissioners.

Such further additional or alternative relief and any consequential or ancillary changes that give effect to the primary and secondary relief.



Signature: _____

Date: 24/11-22

Address for service of person making submission:

Clark Fortune McDonald & Associates
PO Box 553
QUEENSTOWN 9348

Attn: Nick Geddes
Telephone: 4416071
E-mail: ngeddes@cfma.co.nz

ATTACHMENT A



Submission 2:

RESOURCE MANAGEMENT ACT 1991: FORM 5
SUBMISSIONS ON THE VARIATION TO THE QUEENSTOWN LAKES PROPOSED
DISTRICT PLAN – Coneburn Industrial Zone

Clause 6 of the First Schedule, Resource Management Act 1991

TO: Ms Alyson Hutton
Planning Policy Manager
Queenstown Lakes District Council
Private Bag 50077
QUEENSTOWN

SUBMITTER: Trojan Holdings Ltd

The submitter is the owner of the following:

- Lot 2 DP 375823

The location of the land above is highlighted in “blue” on the District Plan Review, Stage 2 Decisions Version of Planning Map 13 contained in Attachment [A] of this submission.

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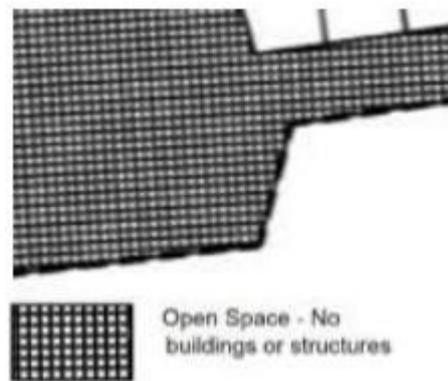


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Signature: _____

Date: 24/11-22

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ATTACHMENT A

