

Queenstown Lakes District Proposed District Plan – Stage 1

Section 42A Hearing Report For Hearing commencing: 7 March 2016

Report dated: 19 February 2015

Report on submissions and further submissions

Chapter 3 Strategic Direction Chapter 4 Urban Development

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1. Executive Summary

- 1.1. The Strategic Direction chapter 'sets the scene' for the whole Proposed District Plan (PDP). Within one chapter, it seeks to provide a high level policy framework that responds to all the major resource management issues of the District. The chapter should be able to be readily utilised by the public, planning administrators and decision makers in relation to resource consent applications, plan changes and notices of requirement.
- 1.2. The chapter is structured around seven Goals, each of which contain objectives and policies. The goals serve both as a structural tool to organise the chapter, and as an expression of key environmental outcomes sought by Council.
- 1.3. Given the diverse nature of the planning matters addressed in the chapter, there were diverse submissions. On a number of matters, there was both support and opposition. Submissions requested deletion or amendment of provisions, and additional goals, objectives and policies.
- 1.4. At a broad level, some of the more substantive matters raised in submissions related to:
 - The function and structure of the chapter
 - The lack of recognition of Remarkables Park / Frankton under Goal 1's objectives and policies
 - Lack of recognition of infrastructure's role and importance for the District, including the Queenstown Airport and major utility providers
 - The approach to urban growth management, including the promotion of Urban Growth Boundaries and intensification
 - The protection of the natural environment, and in particular the resource management approach to significant indigenous vegetation and wilding vegetation
 - The proposed approach to managing landscapes, and in particular the mapping of landscapes and the language employed in the objectives and policies.
 - The Council's proposed approach to acting in partnership with tangata whenua, largely in terms of the language employed.
- 1.5. Following analysis of submissions and further submissions, it is recommended that the fundamental structure and approach of the chapter be retained. Furthermore, it is recommended that a number of wording amendments are made, and that some additional objectives and policies are added.
- 1.6. Some of the key recommended amendments include:
 - Providing explicit recognition of Frankton's role under Goal 1, and an expression through new objectives and policies of the resource management outcomes sought
 - Some additional recognition of infrastructure, but in a manner less comprehensive than that sought by some submitters
 - Some subtle but significant amendments to the expression of objectives and policies relating to the natural environment
 - Some significant wording amendments to objectives and policies pertaining to landscapes, to provide better alignment with the RMA and also to provide a more flexible policy framework and one that is less absolute.
- 1.7. Submissions on the Urban Development chapter are also addressed in this evidence. I address them under Goal 2 of the Strategic Direction chapter, as this goal pertains to urban growth management policy that directs the policy content of the Urban Development chapter.

2. Introduction

- 2.1. My name is Matthew David Paetz. I hold the qualification of Bachelor of Planning (Hons) from the University of Auckland, and Bachelor of Arts from Victoria University, and have been a Full Member of the New Zealand Planning Institute since 2003.

- 2.2. I have 20 years of professional planning experience obtained in planning and development roles in local authorities, other government bodies and private practice since 1996.
- 2.3. I was the District Plan Manager at Queenstown Lakes District Council (QLDC) between February 2014 and January 2016. The responsibilities of the District Plan elements of my role included:
- Developing the overall programme for the preparation and notification of Stage 1 of the PDP, managing resources and budgets.
 - Briefing and commissioning expert inputs
 - Preparing and undertaking workshops with Councillors in identifying issues and potential District Plan responses
 - Planning for and facilitating public consultation sessions
 - Preparing and reviewing PDP chapters and accompanying Section 32 evaluations
 - Providing strategic guidance and management throughout the District Plan review process.
- 2.4. I am currently employed by The Property Group as Auckland Planning Manager and am authorised to give this evidence on behalf of the Council.

3. Code of Conduct

- 3.1. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

4. Scope

- 4.1. The focus of this evidence is the goals, objectives and policies of the Strategic Direction (3) Chapter, and the submissions and further submissions received by the Council on that Chapter. In addition, the report also addresses the provisions in the Urban Development chapter, which strongly relate to the Strategic Direction chapter.
- 4.2. I have identified a number of key issues raised by submitters. I will discuss these issues in broad terms. Where substantive changes to provisions are recommended, I will outline these and provide an assessment in terms of Section 32AA of the RMA. I have shown all the changes I have recommended via ~~strikethroughs~~ and underlining in **Appendix 1**.
- 4.3. My recommendation as to whether individual submission points should be accepted, accepted in part or rejected is contained in **Appendix 2**.
- 4.4. Although this evidence is intended to be a stand-alone document (and meet the Council's obligations under section 42A of the RMA), a more in-depth understanding can be obtained from reading the Section 32 evaluation reports which are attached at **Appendix 3**. The Section 32 reports also contain further links to a range of documents, including Monitoring Reports.
- 4.5. I have read and relied on, the technical evidence attached to this evidence as follows:
- **Appendix 4** – Evidence of Mr Clinton Bird (Urban Design)
 - **Appendix 5** – Evidence of Mr Ulrich Glasner (Infrastructure)
 - **Appendix 6** – Evidence of Mr Philip McDermott (Centres Strategy)
 - **Appendix 7** – Evidence of Mr Fraser Colegrave (Housing Supply and Population Projections)
 - **Appendix 8** - Evidence of Dr Marion Read (Landscape)
- 4.6. My evidence will also address the 'big picture' for the Council, that is, the key drivers and the strategic planning context underlying the structure, policy and intent of the PDP, including:

- Foundations and drivers of the PDP including compliance with higher order statutory documents and the RMA;
- The process undertaken by the Council to review the parts of the Operative District Plan (ODP) included in Stage 1 of the Review; and
- Provide a general overview of the PDP structure, purpose and intent.

4.7. I will then:

- Identify the major themes raised in submissions and further submissions on the Strategic Direction and Urban Development chapters of the PDP (set out in **Appendix 2** is my response to each submission point);
- Provide a general overview of my analysis and response to the matters raised in submissions; and
- Set out my conclusions.

5 Background – Statutory

5.1 The RMA is the key statutory driver for the Council in terms of the review of the ODP and preparation and implementation of Stage 1 of its PDP.

5.2 The purpose of the RMA is to promote the sustainable management of natural and physical resources. Sustainable management means:

Managing the use, development and protection of natural and physical resources in a way and at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

5.3 The purpose and principles of the Resource Management Act 1991 (**RMA**) together espouse a holistic and integrated approach to planning, where the inter-relationships between issues (social, economic, cultural and environmental and various (sometimes competing) resources) need to be considered and responded to.

5.4 Section 31 of the RMA further supports an integrated planning approach. Section 31(1)(a) states that territorial authorities shall have the following functions for the purpose of giving effect to the RMA in its district:

- (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district*

5.5 This integrated and holistic approach to planning is particularly important and therefore appropriate in districts such as Queenstown, which face high levels of population growth and development within a sensitive and valued landscape.

5.6 Matters of national importance are identified in section 6 of the RMA and include:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of recognised customary activities.*

5.7 Other matters that the Council needs to have particular regard to are identified in section 7 of the RMA. Matters that have been particularly relevant to the development of the PDP and the Strategic Direction chapter are:

- (a) *kaitiakitanga:*
 - (aa) *the ethic of stewardship:*
 - (b) *the efficient use and development of natural and physical resources:*
 - (c) *the maintenance and enhancement of amenity values:*
 - (d) *intrinsic values of ecosystems:*
 - (f) *maintenance and enhancement of the quality of the environment:*
 - (g) *any finite characteristics of natural and physical resources:*

5.8 Section 8 of the RMA requires the Council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising functions and powers.

5.9 National Environmental Standards of relevance to the preparation of the PDP in terms of QLDC's regulatory functions are:

- National Environmental Standards for Telecommunication Facilities
- National Environmental Standards for Electrical Transmission Activities

5.10 Both the Operative Otago Regional Policy Statement and the Proposed Otago Regional Policy Statement (proposed RPS) are of relevance to the PDP. Section 75(3)(c) of the RMA states that district plans must give effect to any regional policy statement, while Section 74(2) of the RMA states that when preparing a district plan a territorial authority shall have regard to any proposed regional policy statement.

5.11 QLDC was actively involved in the analysis of issues and formulation of the Proposed Regional Policy Statement (Proposed RPS). QLDC submitted on the Proposed RPS, and I appeared on behalf of the Council at the hearing in Queenstown in November 2015. At the time of writing the Hearing Panel were deliberating.

5.12 For the most part the Proposed RPS incorporates the policy issues and responses that QLDC advocated for through the PDP. With a minor number of exceptions (such as some of the policy approaches advocated for in the Proposed RPS on natural hazards), the PDP is generally consistent with the policy direction espoused by the Proposed RPS. Although it occurred largely 'by accident' rather than 'by design' (although engagement by the Regional Council of QLDC in the process was very much intentional and well-conceived and executed), I consider that the fact that the two plans were developed to a significant extent in parallel has created good linkages and consistency between the documents.

6 Background – Council's process

6.1 Section 79(1) of the RMA states that a local authority must commence a review of a provision of its district plan, if the provision has not been reviewed or changed by the local authority during the previous 10 years.

- 6.2 The ODP became operative through a number of stages, due to the large number of appeals lodged with the Environment Court on the plan. However a large number of the provisions became operative by 2004, necessitating the commencement of a part review by 2014.
- 6.3 A number of provisions became operative after 2004. Some of these have been excluded from the District Plan Review, whilst others are incorporated in the review. The decision to exclude parts of the ODP from the review was generally taken either where the provisions became operative within the last 5-7 years, or where the provisions relate to a specific discrete topic or special zone. Some provisions in the ODP which were introduced by way of plan change after 2004 have however been included in the review as they are fundamental to particular chapters subject to the review.
- 6.4 Council formally signalled a District Plan review in the Long Term Plan 2012 and noted that a 'comprehensive review of the District Plan over the next three years' would be undertaken. The approach to the District Plan review was considered at a Strategy Committee Workshop in May 2013. A 'chapter by chapter' approach to the review was supported, as was a rollover of the existing District Plan format.
- 6.5 No formal resolution was passed by Council through 2012-2013 to commence a review under Section 79 of the RMA.
- 6.6 Whilst the review had not formally commenced, a substantial amount of monitoring, policy development and community consultation occurred through 2012-2013. This provided a platform for the District Plan Review. Monitoring reports on a range of issues were prepared and have served to identify key issues to be addressed. Comprehensive community consultation included preparation of a series of brochures on specific issues and/or locations and written feedback was received and recorded.
- 6.7 At its meeting on 17 April 2014, Council considered a report prepared by me that, amongst other matters:
- Provided the background to the District Plan Review
 - Outlined the problems with the ODP
 - Set out the proposed approach to the structure and general philosophy and goals of the PDP, including the approach of breaking the review into two stages
 - Recommended formal commencement of the District Plan Review
 - Recommended that following provisions be excluded from the review:
 - Frankton Flats A
 - Frankton Flats B (once operative)
 - Remarkables Park Zone
 - Mount Cardrona Station Special Zone
 - Three Parks Zone
 - Kingston Village Special Zone
 - Registered Holiday Homes Appendix
 - Open Space Zone
 - Affordable housing provisions
 - Signs
- 6.8 At the 17 April 2014 meeting, Council resolved to formally commence the review, and exclude the provisions listed above from the review.
- 6.9 The review then advanced, with a key priority being the development of the draft Strategic Direction chapter. The policy analysis underpinning this included a review of the work that had been done to date, including reviewing monitoring reports and the outcomes of consultation. In addition, some consultation had occurred on an early draft of the Strategic Direction chapter in late 2013, which was pivotal in the development of the chapter (noting it did evolve significantly after that consultation had occurred).

- 6.10 Workshops with Councillors were central to the identification of key planning and resource management issues and potential policy responses, building on the earlier work and engagement with the public. Generally, through 2014 and 2015 one workshop per month (sometimes two) was held with Councillors. The workshops provided a forum for me and other staff to present and discuss issues and policy responses in a frank and open manner with the Councillors. The Strategic Direction chapter was a particular focus through the months of May, June and July 2014. Policy development is a naturally iterative process, and even after the chapter was endorsed by Council in July 2014, it was still revisited through the year and again close and prior to the full Council approving public notification of the PDP in August 2015.
- 6.11 Another important aspect was the formation of a 'Resource Management Focus Group'. The group comprised a number of professionals related to the field of planning (including a Landscape Architect, Architect / Urban Designer, and Lawyer) as well as individuals with community or property development interests. Although the group was less active in 2015, it met several times in 2014, where consideration of bigger strategic issues was being undertaken. The group did not have a function of reviewing draft chapters as such, but rather was another forum to canvass key issues and consider and debate potential policy responses.
- 6.12 Although not directly related to the Strategic Direction and Urban Development chapters, public consultation on draft versions of the Residential, Rural and Landscape chapters occurred in early 2015. The consultation was well advertised across a variety of forums, and involved a significant number of drop-in sessions. The material subject to this consultation crossed over into some of the key planning issues addressed in the Strategic chapters notified in Part 2 of the PDP, and this allowed for further reflection, reconsideration and some amendment.
- 6.13 It is also worth noting that extensive public communications and drop-in sessions were held after the PDP was notified. Of particular relevance to this report, publication of Council's Scuttlebutt newsletter (sent to all ratepayers) shortly after notification printed the Strategic Direction chapter in full. This was undertaken so as to bring, as far as possible, some of the key planning issues and proposed policy responses to the community's attention.
- 6.14 Overall, although the timeframes for the development of the PDP were compressed, I consider that good community involvement was facilitated on key issues and there was also a very robust process of workshops with Councillors.
- 6.15 I also consider it relevant to briefly mention some of the key strategic planning work that was undertaken from the period 2004 – 2010, which also underpins the development of the PDP. A number of strategies were developed and prepared under the Local Government Act 2002, with extensive community consultation, on significant planning issues that are addressed in the Strategic chapters – in particular urban growth management, approaches to housing development (density and spatial considerations), urban design and landscape issues. I would go as far to say that at a strategic level, there is little in the Strategic chapters that departs in any material way from the direction espoused through these various strategies. In fact, for the most part I consider that the strategic chapters in Part 2 of the PDP (and associated lower order chapters and provisions) are the culmination and final expression of these many years of policy development and consultation. This may be reflected in the general lack of strong opposition to many of the strategic provisions contained within the Strategic chapters.
- 6.16 The following policies and strategies were of particular relevance to the development of the PDP:
- Queenstown and Wanaka Growth Management Options Study (2004)
 - HOPE Affordable Housing Strategy 2005
 - A Growth Management Strategy for the Queenstown Lakes District (2007)
 - Wanaka Structure Plan (2007)
 - Wakatipu Transportation Strategy (2007)

- Wanaka Transportation and Parking Strategy (2008)
- Urban Design Strategy (2009)

6.17 Certain policy approaches are advocated for in these strategies on a recurring basis, including:

- Managing urban growth
- Seeking to promote more compact urban settlements, and minimising 'urban sprawl'
- Seeking to reinforce these approaches through consideration of the application of Urban Growth Boundaries, and greater housing densities in strategic locations
- Promoting good urban design quality
- Giving greater consideration to District Plan approaches that can help promote better housing affordability

6.18 As I state above, many of these policy approaches are included in the PDP strategic chapters. To some extent, many of these objectives are also promoted in the ODP, but in my view not always particularly effectively. I address some of the issues with the policy settings of the ODP in Section 8 of this report where I address the intent and purpose of the Strategic Direction chapter, including how it seeks to address what I consider to be some of the ODP's shortcomings.

7 Overview of the PDP and key strategic planning issues

7.1 The primary purpose of the PDP is to enable the Council to carry out its functions consistent with the purpose of the RMA – that is, to promote the sustainable management of natural and physical resources.

7.2 The PDP seeks to address issues that are prevalent in the District, and which form the basis for sustainable management in the District. Some of the major issues established in the District Plan Review and which underpin the Strategic Direction and Urban Development chapters are:

- Strong population growth
- Dwelling capacity
- High and increasing housing costs
- Function and viability of key commercial centres
- Protection and management of the District's unique landscape values
- Urban form: maintaining a relatively compact urban form in the face of increasing population, to maintain the amenity values of the countryside and to manage impacts on infrastructure

7.3 Each of these issues are addressed below. It should be noted that these issues are not exhaustive in terms of issues underpinning the PDP and the Strategic chapters, but represent what Council has considered to be the most pressing strategic planning matters.

Population Growth

7.4 The District has been one of the fastest growing in the country over the past 10 years, and strong growth is forecasted to continue, largely off the back of projections for significant growth in tourism and multiplying effects. Such growth presents significant opportunities, but also challenges.

7.5 In 2014 Council's policy department commissioned Insight Economics¹ to undertake fresh population projections, as it was considered that the historic projections were too low and consistently exceeded by actual growth by a significant margin. A key element of Insight's projection work was to critically assess historic projections, and also to inform projections by linking them to economic growth projections. This was due to the fact that a report prepared

¹ Insight Economics. Medium to High Density Housing Study: Stage 1a – Review of Background Data (2014) (see Attachment A of **Appendix 7** (Mr Colegrave's evidence)).

by McDermott Miller² and subsequent peer reviewed by Dr Phil McDermott³ strongly advocated for developing population and broader economic growth projections off tourism-driven economic scenarios.

- 7.6 As noted in Mr Colegrave's evidence (**Appendix 7**) Insight Economics predicted population growth of 3.4% per annum to 2031 (representing a possible increase in population from 32,000 in 2015 to 55,000 by 2031) and concluded "...that the district will continue to experience high population growth and...demand for new dwellings will also be strong." It also highlights that such levels may be exceeded if the tourism industry continues to grow at a high rate, requiring a greater population base to support the industry.

Housing Costs

- 7.7 As one of life's basic requirements, shelter is fundamental to the wellbeing of people and communities. To take this a step further, good quality and well located housing that is preferably affordable, but as a minimum avoids 'severe unaffordability'⁴, is fundamental to social, economic and cultural wellbeing and the health and safety of people.⁵
- 7.8 Like some other districts or urban centres in New Zealand, housing in the District is generally unaffordable, and the issue of affordability is worsening. The district has the second highest median house price in the country, coupled with relatively low median incomes. This makes mortgages 101.8% of the median take-home pay of an individual⁶. Recent evidence suggests the problem is worsening, with significant growth in property values through 2015 - Quotable Value has reported that average property prices in Queenstown Lakes District increased 12.1% over 2015⁷.
- 7.9 At a broader level, a large and comprehensive body of evidence (such as referenced in the New Zealand Productivity Commission's Inquiry: 'Using Land for Housing')⁸ shows or suggests that housing unaffordability, particularly if it is severe, can:
- Lead to increasing prevalence of overcrowding: affecting health and wellbeing.
 - Lead to difficulty in communities attracting and retaining workers in employment areas fundamental to the wellbeing of communities: healthcare, education, community services.
 - Undermine productivity and economic growth: for example through difficulty in attracting and retaining staff, or by reducing the potential discretionary income of residents.

² McDermott Miller Ltd in association with Allan Planning and Research Ltd: Business Zones Capacity and Development of a Zoning Hierarchy (2013).

³ McDermott Consultants Ltd: Peer Review: Review of Queenstown-Lakes District Plan Business Zones Capacity and Development of Zoning Hierarchy (2014).

⁴ The relativity of affordability should be emphasised. There are different measures of affordability, one of the most well known measures is the median multiple (the ratio of median house price to median income), with a median multiple of 3.0 often considered to represent an affordable housing market. However, many consider achieving a median multiple of 3.0 to be unrealistic in existing markets where the median multiple is greater than 5.0. A more realistic goal is to lessen the severity of unaffordable housing markets eg. reducing the median multiple in a market from 8.0 to say 6.0.

⁵ The literature on the fundamental impact of housing costs on social and economic wellbeing is large and comprehensive. The New Zealand Productivity Commission issued its final report on its Inquiry 'Using Land for housing' in 2015, and refers to a large body of domestic and international literature documenting these impacts. In the overview to its Inquiry report, the Commission states: *Housing is fundamental to our economic and social wellbeing. It plays a central role in individual and community health, family stability and social cohesion. A responsive housing market facilitates labour market mobility, allowing people to move to take up job opportunities, thereby enhancing the productivity of the economy. A poorly performing housing market leads to high housing costs (whether rented or owned), overcrowding, barriers to home ownership, and risks to macroeconomic stability. Providing an adequate supply of land and development capacity for housing has the potential to lift the living standards of many New Zealanders.*

⁶ Queenstown Housing Accord, 2014.

⁷ Quotable Value, Residential House Values Index, sourced online:
<https://www.qv.co.nz/resources/monthly-residential-value-index>.

⁸ New Zealand Productivity Commission: Using Land for Housing – Final Report (2015).

- Create significant macroeconomic risks: multiple international experiences have demonstrated the substantial adverse economic and social impacts that can result from the collapse of 'housing bubbles'.
- 7.10 Whilst gains in property prices can benefit those already owning property, prolonged and substantial increases in values substantially out of balance with income growth create a multitude of adverse social and economic impacts and risks.
- 7.11 These and other adverse impacts are borne out at a District level:
- The Council is increasingly concerned at the growing prevalence of overcrowding and its potential public health implications. This was raised in a submission made by the Southern District Health Board on the PDP.
 - Anecdotal evidence – such as from Council's own recruitment experiences, and some recent media articles highlighting concerns from other employers - suggests that it is at times challenging for employers to attract and retain staff and this is partly a result of the high housing costs and generally high cost of living in the District. This issue may worsen as economic and population growth continues, and a housing supply response remains sluggish.
- 7.12 In terms of planning, the two principal regulatory means of enabling greater housing supply to address housing affordability are through:
- Increasing density within established urban locations, and/or
 - Rezoning areas of rural land beyond existing urban locations.
- 7.13 These approaches are not necessarily mutually exclusive. However, planning approaches that seek to provide most housing supply through urban intensification may seek to minimise the rezoning of greenfield land. Historically, in Queenstown Lakes District, there has been relatively limited employment of planning approaches that increase density in existing urban areas, and dominant use of greenfield rezoning.
- 7.14 Substantial potential for housing supply exists in existing greenfield zones in the District, as shown in the Council's Dwelling Capacity Model (updated 2015). In the Wakatipu Basin, the Model shows the following remaining capacities in major greenfield zones:
- Kelvin Heights: 1032 dwellings
 - Remarkables Park: 2270 dwellings
 - Jacks Point: 3113 dwellings
 - Shotover Country: 520 dwellings
- 7.15 Regardless of any new potential greenfield zones, development of existing greenfield zones has the potential to generate potentially significant pressures on infrastructure, especially roading infrastructure (under both Council and NZTA ownership and management). In particular, growing traffic pressures through Frankton are well known and have been the subject of a number of Council and NZTA studies, and from the Jacks Point and Kelvin Heights Peninsula areas alone zoning capacity exists for at least a further 3000-4000 dwellings, which would need to pass through Frankton to access centres in Frankton or Queenstown. In addition, significant projected growth in tourist numbers will also place pressure on this infrastructure, with many visitors arriving in Queenstown through the airport. Mr Ulrich Glasner's infrastructure evidence, which I have relied on, provides more detail of the potential impacts of development already anticipated, and advocates for a planned approach to urban growth management which can more readily allow Council to plan for integration between land use planning and infrastructure planning, funding and delivery (as opposed to a more laissez faire, ad hoc approach to planning).
- 7.16 In response to these pressures on infrastructure arising from population growth, the strategic approach adopted in the PDP is to increase the potential for housing supply in existing urban locations to complement the existing greenfield opportunities. Intensifying in existing urban locations can take some of the pressure off greenfield locations, and has the benefit of

helping to support walking, cycling and public transport modes of transport. It also contributes to greater housing diversity and choice, as not all people want to live in large houses on large sections in locations remote from services.

- 7.17 One of the key strategic tools to address these planning issues is the introduction of urban growth boundaries, as espoused in the Strategic Direction and Urban Development chapters as notified.

Dwelling Capacity

- 7.18 QLDC's Dwelling Capacity Model was reviewed in 2014 by Council's policy team with assistance from Insight Economics, and the underlying assumptions were amended significantly. The existing model was overstating realistic capacity significantly, especially in existing urban areas (see Mr Colegrave's evidence at **Appendix 7**).

- 7.19 A number of changes in assumptions account for this, including introducing 'discount factors' for the following matters:

- Land that contains buildings that have relatively high values, relative to the underlying land value;
- Steeper topography; and
- Land use displacement: for example much of the land use in the High Density Residential zone is visitor accommodation rather than dwellings, and this is projected to increase.

- 7.20 Only relatively minor amendments were made for greenfield land.

- 7.21 The main conclusion of this review was that whilst the District is generally considered to be well served by zoned greenfield land (albeit with capacity concentrated in a relatively small number of ownerships, which may be contributing to 'land banking'⁹), there is very limited capacity within brownfield areas under the ODP which has resulted in a 'lopsided' greenfield / brownfield capacity composition. Brownfield development capacity is typically 'lumpier' and spread across a larger number of smaller land parcels than greenfield development sites. This has both advantages and disadvantages. Advantages include less potential for land banking (as there is far more competition and less scarcity, provided the district plan rule settings are appropriate (i.e. they sufficiently take account of land development economics and provide for a relatively 'de-risked' consenting process and greater development 'nimbleness'). Disadvantages include the lack of yield typically associated with each redeveloped parcel as compared to a greenfield scenario (however the cumulative yield of multiple redeveloped brownfield sites can become significant). Ultimately, in my opinion, the pros and cons of brownfield as compared to greenfield zoned land and capacity necessitates a mix of zonings and capacities, as proposed in the PDP.

- 7.22 The desire for greater brownfield zoning dwelling capacity has underpinned the proposed approach of providing for increased height and density in particular strategic locations, via proposed Medium and High Density Residential zones, and a Business Mixed Use zone. I also consider it important to emphasise that there is also growing demand for visitor accommodation in brownfield locations¹⁰, such as close to the Queenstown Town Centre, and this is another strong factor underpinning the proposed increases in height and density in the proposed High Density Residential zone.

- 7.23 These factors provide a strong basis for the strategic approach of applying urban growth boundaries around existing urban zoned land (and some limited additional land), and intensifying within these boundaries.

⁹ Refer to Insight Economics report: Brief Analysis of Options for Reducing Speculative Land Banking (2014) and the final report of the New Zealand Productivity Commission's Inquiry 'Using Land for Housing.' In particular, refer to pages 76 and 77 that advocate for zoning approaches that reduce the scarcity of zoned land as a way of helping to disincentive land banking.

¹⁰ Analysis of Visitor Accommodation projections (Insight Economics, 2015).

Function and Viability of Key Commercial Centres

- 7.24 Historically, the Queenstown and Wanaka Town Centres have been the primary hubs of the District. They have been the dominant commercial centres, but have also fulfilled important civic, administrative and entertainment functions. These functions have strong historical roots, and both centres retain elements of historic built fabric.
- 7.25 However, over the past 15 years new commercial centres have arisen and developed, such as Remarkables Park in Frankton. Concerns have been raised by Councillors and some members of the community and business community over recent years, through various forums, that the function and viability of traditional town centres such as Queenstown and Wanaka may be undermined by the growth of such centres.
- 7.26 To assess these issues, consultants McDermott Miller were engaged by Council in 2013. The nature of the brief was to consider a potential planning approach that took a hierarchical approach to regulating centres development, to protect and enhance the function and viability of centres such as Queenstown and Wanaka.¹¹
- 7.27 Over the course of 2013/2014, Council's view on the potential planning approach evolved, and moved towards a viewpoint that held that the function of centres such as Queenstown and Remarkables Park are fundamentally different, and that the threats posed to existing centres were not as significant as previously thought. Henceforth, there was less merit in a hierarchical approach that sought to control inter-centre impacts.
- 7.28 A peer review of the McDermott Miller report, by independent consultant Dr Phil McDermott, confirmed and further informed this view. Dr McDermott's evidence, which I have relied on, elaborates on the way in which the key centres in the District have quite different functions, and how this supports the adopted approach of not promoting a strict hierarchical approach to planning through the PDP that seeks to control inter-centre impacts. As a result, following Dr McDermott's advice, the final proposed approach, as expressed through the Strategic Direction chapter and the balance of the PDP, was to provide a regulatory platform for centres to optimise their function and potential, building on existing strengths and strategic roles of centres rather than controlling impacts *between* centres.
- 7.29 Notwithstanding the fact that the threat posed by existing centres on other existing centres was not particularly significant, it was considered that future potential commercial rezonings may have the potential to undermine existing centres, and as a result policy providing for careful scrutiny of such potential impacts is provided in the Strategic Direction chapter.

Landscape Values

- 7.30 The landscape values of the District are strongly valued by the community and visitors to the District, and recognised in both the ODP and PDP. They have strong intrinsic value, but also contribute significantly to residents' wellbeing and are a major tourism draw card. As opposed to low growth districts where there may be limited threat posed to landscape values, in a high growth District such as Queenstown Lakes the threats are very real from development pressure.
- 7.31 Under the ODP, outstanding natural landscapes are not mapped. This has led to uncertainty and potentially significant cost for applicants and objectors each time a resource consent application potentially relating to an outstanding natural landscape is made.
- 7.32 Given that the protection of outstanding natural landscapes from inappropriate use and development is a matter of national importance in the RMA, the PDP maps Outstanding Natural Landscapes, and this approach was articulated within the Strategic Direction chapter as notified.

¹¹ The result was a report, 'Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy' (2013).

7.33 However, as outlined later in this evidence, I have recommended that the policy in the chapter promoting the mapping of these features be deleted, as I consider on balance that the promotion of this approach is better realised through policies in the Landscape chapter of the PDP. Rather, the Strategic Direction chapter should be concerned with the higher order objectives the Council is seeking to achieve with regard to the management of ONLs and ONFs.

8 Strategic Direction Chapter

8.1 In line with the Council's holistic and integrated approach to planning, in my opinion it is good planning and resource management practice for district plans to contain an overarching chapter that brings together all the issues a district faces and provides an integrated planning framework for managing those issues with a view to ensuring the sustainable management of the natural and physical resources of the District.

8.2 Without such a chapter, there is the risk that individual chapters that deal primarily with a specific singular issue or geography will lack overall cohesion or integration.

8.3 The Strategic Direction chapter brings together each of the issues identified above and provides a policy framework that is particularly directed towards significant plan change or resource consent applications (discretionary or non-complying) in the District. In addition to being utilised in the assessment of resource consent applications, it also provides a strategic context for the consideration of any proposed plan changes and designations.

8.4 In terms of the hierarchical structure of the PDP, the Strategic Direction chapter sits both over the other chapters in the Strategic Part (Part 2) of the plan and over the PDP as a whole.

8.5 As the Strategic Direction chapter is a policy framework, containing no rules (but provides the strategic basis for subsequent chapters and rules), it is important that it:

- Is underpinned by a sound analysis and understanding of the key resource management issues in the district, both present and future.
- Distils the meaning of the purpose of the RMA for the district, based on an understanding of those issues and expressed community views.
- Reconciles the competing issues in the District in a balanced manner, through providing for the social, economic and cultural wellbeing of people and communities balanced with the environmental objectives set out in Sections 5(2)(a), (b) and (c) of the RMA.

8.6 It is important that the chapter is a meaningful tool for decision makers, both with regard to resource consent applications, and any plan change applications that may be made. In order to be a meaningful regulatory tool, it should not only appropriately distil the key resource management issues of the District, but should provide a strong policy direction on how those issues should be managed. As far as possible, the aim should be to provide a policy direction that is meaningful and not so general or broad as to be of limited decision making value.

8.7 In my opinion and based on my professional practice experience working very closely with more than 10 operative district plans in my career, generality and lack of specificity is a common issue in 'first generation' district plans, and this is apparent with the ODP. A recurring theme in first generation district plans was for policy frameworks to often be so general and broad that they failed to provide meaningful assistance to decision makers. Of particular note, was the prevalence of first generation district plans in replicating RMA language, for example objectives or policies stating that effects should be 'avoided, remedied or mitigated'. Whilst such wording can be appropriate if used sparingly and within an appropriate framing specific to local issues, and where a spectrum of adverse environmental effects can be contemplated, too often such terminology provides little meaningful decision making guidance and lacks certainty and direction.

- 8.8 Similarly, first generation district plans have often focused on negative externalities, rather than promoting a positive policy framework to enable the multi-dimensional wellbeing contemplated by Section 5 of the RMA. This was borne out from dominant views in the first ten years of the RMA's life that the RMA was primarily about managing adverse effects on the environment. Over the last 10-15 years this view of the RMA's philosophical underpinning has changed significantly amongst planning practitioners. This has occurred organically through evolving interpretation, but has also been aided by legislative changes, for example:
- Section 32 has been amended, most recently in 2013, so that as district plans or plan changes are developed the economic and social impacts of regulation require explicit consideration.
 - Furthermore, the impacts of district plan provisions on employment was also introduced as an explicit consideration.
- 8.9 These changes have served to reinforce the economic and social wellbeing elements of Section 5 of the RMA, and that the avoidance, remediation or mitigation of adverse effects on the environment is not necessarily the dominant consideration in district plan policy development, but rather one of a number of important factors that need to be considered.
- 8.10 In terms of the ODP, the broad overriding chapters of the plan are presented by Chapter 3 Sustainable Management, and Chapter 4 District Wide. Whilst I consider most of the content of these chapters is generally sound, the chapters do in my view suffer from some of the problems described above. The chapters comprise a substantial amount of preamble and explanatory material, and the District Wide chapter is 70 pages long. I do not consider the chapters to be readily accessible, nor sufficiently direct and to the point, and I understand that consent planners and planning consultants do not make as much use of these chapters as they might (noting that the chapters also serve a function beyond direct consent administration such as informing consideration of plan change requests).

9 Urban Development chapter

- 9.1 The Urban Development chapter follows the Strategic Direction chapter in sequential order within the strategic suite of PDP chapters. It builds largely on Goal 2 and associated objectives and policies of the Strategic Direction chapter. Goal 2 is:

The strategic and integrated management of urban growth.

- 9.2 The objectives and policies under Goal 2 of the Strategic Direction chapter are high level, and the Urban Development chapter seeks to articulate a finer grained policy framework that builds on, and is consistent with, the objectives and policies under Goal 2.
- 9.3 In terms of chapter structure, the Urban Development chapter comprises 6 objectives, below each of which sits policies. Simply put, the first three objectives and associated policies in the chapter deal with the key urban growth management issues and the tools with which the issues will be managed – in particular UGBs. The second three objectives and policies then deal with the specific urban issues and UGBs associated with each of the three main urban areas in the district – Queenstown, Arrowtown and Wanaka.

10 Section 32 evaluation reports

- 10.1 Section 32 reports were prepared during the preparation of the two chapters to assist in and provide a record of the analysis and decision making undertaken. These are attached at **Appendix 3**.

11 Public Notification and Submissions

- 11.1 The PDP was notified on 26 August 2015. The submission period closed on 23 October 2015. A summary of submissions was notified on 3 December. The further submission period closed on 16 December 2015.

- 11.2 128 submissions with 691 points of submission were received directly on the Strategic Direction Chapter. 99 further submissions with 939 further submission points have been received in relation to principal submissions. 85 submissions with 220 points of submission were received directly on the Urban Development chapter, and 57 further submissions with 359 further submission points.
- 11.3 I have read and considered all relevant submissions. Given the number, nature and extent of the submissions and further submissions received, I have identified a number of key issues (rather than addressing every single submission) and will address each of these below.
- 11.4 I have included in **Appendix 2** a list of all the submission points received relating to this chapter and whether my recommendation is that the submission is rejected, accepted, or accepted in part.
- 11.5 In response to the matters raised in submissions I have also recommended some amendments to the PDP text. Revised Chapters 3 and 4 are attached in **Appendix 1**.

12 Analysis

General Comments

- 12.1 A broad mix of support and opposition was received in submissions on the chapters.
- 12.2 In terms of the structure and expression of the Strategic Direction chapter, some submitters considered that:
- The use of Goals is problematic and not anticipated by the RMA.
 - Many policies in the chapter are replicated in other chapters.
 - Some of the expression of objectives and policies is inconsistent with RMA language.
 - Objectives and policies in the chapter too often use the word avoid, and this is not appropriate.
- 12.3 Section 75 of the RMA specifies the contents of a district plan. There is a mandatory requirement in section 75(1) that every district plan must include the objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies. Section 75(2) also includes a list of other matters that a district plan may include (including methods). Resource management goals are not included in the mandatory requirements of Section 75(1). However, this does not mean they cannot be utilised.
- 12.4 In my view the seven goals identified in the chapter should be viewed both as policy category headings, that help to provide order to the various objectives and policies, and as the framing of the environmental results expected from the policies. Section 75(2)(d) of the RMA states that district plans may state 'the environmental results expected from the policies and methods'. I consider that the use of the term 'goals' to identify the 'environmental results expected' is appropriate.
- 12.5 It is acknowledged that a number of the policies in the chapter are similar to policies in other chapters of the Plan. Repetition can however, serve a reinforcing purpose, and I consider some overlap or replication is unavoidable within a document as complex and intrinsically interconnected as a district plan. In addition, a policy that is quite similar to another in a different chapter can serve quite different structural purposes. For example, a policy that espouses good urban design can be worded in a similar way but have quite different purposes within a strategic, as opposed to lower order chapter (eg. Residential). In terms of plan structure, and in particular the Council's objective of achieving conciseness the chapter is relatively short, and any replication does not add significantly to Plan length. Notwithstanding the above, I do consider that some replication can be reduced – in particular between the Strategic Direction, Urban Development and Landscape chapters - and this is addressed below.

- 12.6 An alternative option for the Strategic Direction chapter may have been to only provide high level objectives. Then, objectives and policies in the lower order chapters would have 'fleshed out' these high level objectives. However, whilst this is a potentially valid alternative plan-making approach (and I have read the Independent Hearing Panel's decision on the Christchurch Replacement District Plan that preferred this approach), I consider that this approach may risk resulting in a chapter that is so high level and divorced from policies to implement those objectives that it lacks meaning and utility. In particular, if the Council was considering plan change requests in the future, the chapter if drafted in that form may not provide a particularly meaningful framework for assessment. Then, the plan change assessment would fall back on numerous provisions scattered across multiple chapters.
- 12.7 The statement of policies within this chapter that are similar in nature to policies in other chapters could be problematic if inconsistencies are identified. There are limited instances of this, however where it has occurred I have recommended changes to correct these inconsistencies.
- 12.8 Notwithstanding these points, I consider that there is a case for some of the more 'mechanical' or 'applied' policies in the Strategic Direction chapter to be deleted, as they are also included in other chapters. It should be noted that to some extent some of these applied policies were located in the chapter as it was the first chapter developed and accepted by Council, and set the parameters for the balance of the PDP. Therefore some of the policies may now be superfluous. Examples include policies relating to the mapping of UGBs or ONLs, which also sit in the notified Urban Development chapter.
- 12.9 In terms of the wording of objectives and policies and the consistency or otherwise with RMA language, I have addressed this issue in more detail in the analysis below under each of the goals. In a general sense, I consider that language used in objectives and policies can vary from RMA language – there will often be a greater degree of specificity inherent in District-specific objectives and policies, which justify or demand different language. As stated earlier in this report, replication of broad and general RMA language with lack of specificity has been a significant flaw inherent in many 'first generation' district plans.
- 12.10 I have noted in particular that some recent proposed Plans – in particular the Proposed Auckland Unitary Plan – have made concerted efforts to be more specific and direct with objectives and policies, and to avoid generic RMA phrases which can lack meaning. I consider the former to be good planning practice. Another approach that the Auckland and Queenstown plans seek to adopt is being as direct, active and outcomes-focussed as possible with objectives and policies, whilst still seeking to provide for some scope for flexibility where that is considered to be justified.
- 12.11 In many first generation plans, the phrase '*and which will have minimal adverse effects*' would have been drafted '*and which avoid, remedy or mitigate adverse effects*'. The former is quite specific in terms of outcome sought, the latter much broader and arguably imprecise and uncertain. QLDC has sought to adopt this approach as far as possible.
- 12.12 I consider there are some instances where submissions have recommended wording changes which I consider are appropriate to ensure better legislative alignment, around Section 6 matters.
- 12.13 A number of submissions have raised concerns with objectives or policies that use the word 'avoid'. Concerns are expressed that this term is too absolute.
- 12.14 In response, as outlined above I consider that vagueness and non-specificity is fundamentally poor policy, in that in many instances it does not enhance certainty and the decision making functions of local authorities. I also consider that the use of the word is justified in the individual circumstances where it is used, with some exceptions where I have recommended changes .

- 12.15 A number of submissions raise the *King Salmon* Supreme Court case,¹² with regard to the use of the word 'avoid'. As the Supreme Court found in *King Salmon*, the use of the word 'avoid' has its ordinary meaning of "not allow" or "prevent the occurrence of".¹³ As a result, care is required when utilising the word in policy. Depending on the particular drafting, policy that utilises the word 'avoid' in relation to the effects of an activity does not necessarily 'ban' a certain type of development. Rather, it effectively 'prohibits' a particular type of adverse effect resulting from a particular activity. Other uses of the word "avoid", may place a 'ban' on a certain activity.
- 12.16 In developing the PDP, Council and I have endeavoured to be conscious of this. When the word 'avoid' has been utilised, without the greater flexibility offered by the accompanying words 'remedy or mitigate', Council has been deliberate in that it really does wish to *avoid* a particular environmental effect, or activity (that results in a particular undesired effect). This relates to the points above around trying to promote objectives and policies that are direct, meaningful and outcome-focussed.
- 12.17 It is also important for policies to be read as a whole, in terms of meaning, rather than focussing excessively on one word 'avoid'. As an example, policy 3.2.1.1.2 of the Strategic Direction Chapter states (recommended revised wording shown: further discussion on the reasoning behind the revised wording is provided later in the report):
- 'Avoid commercial rezoning that could ~~fundamentally~~ undermine the role of the Queenstown and Wanaka central business areas as the primary focus for the District's economic activity.'
- 12.18 Clearly, this policy does not say 'avoid commercial rezoning'. It contemplates the potential for commercial rezoning outside the two major town centres, but on the proviso that it does not undermine the roles of the centres. Otherwise, such rezoning should be avoided.
- 12.19 Other provisions utilising the word 'avoid' are Policy 3.2.1.3.3 and Objective 3.2.4.4. Amendments to these provisions are outlined in my analysis under Goals 1 and 4 respectively.

Goal 1 – Develop a prosperous, resilient and equitable economy

- 12.20 Greater recognition of the wider functions (civic, cultural) of the Queenstown and Wanaka Town Centres, in addition to the commercial functions, was sought in some submissions. Whilst the focus of the goal and associated objectives and policies is on economic matters, I agree that the provisions do not sufficiently recognise the civic and cultural functions of these centres. In addition, civic and cultural functions are a strong component of the commercial function of the centres.
- 12.21 Several submissions sought that explicit reference should be made to the Remarkables Park centre, given its current and growing prominence as a centre in the District. The intent of the provisions as originally drafted was to recognise the Queenstown and Wanaka town centres as the pre-eminent centres of the district. Other centres are recognised in a non-specific sense in the provisions, but there is not further explicit geographic reference to particular centres.
- 12.22 I consider that given its critical current and future function, the wider Frankton commercial area should be recognised (for the reasons in the following paragraph), and doing this is more consistent with the overall approach of not adopting a centres hierarchy framework, at least in a strictly formal, inflexible and categorical sense¹⁴. Whilst it should be noted that a strict and

¹² *Environmental Defence Society Inc v The New Zealand King Salmon Company Limited* [2014] NZSC 38.

¹³ *Ibid*, at paragraph [96].

¹⁴ In a traditionally strict and formal sense, centres hierarchies seek to not only 'rank' and categorise centres according to a scale and function, but to also seek to impose rules that aim to regulate the growth and function of different centres. For example, historically throughout New Zealand and Australia 'retail floor area caps' on centres have frequently been imposed through Plans as a way of seeking to

formal centre hierarchy is not sought through the provisions of the Strategic Direction chapter or the PDP as a whole, the PDP does seek to recognise the major centres and their roles and functions.

- 12.23 Given the essentially contiguous nature of the Frankton commercial area (Remarkables Park – Airport – Five Mile), and the fundamental interrelationship between its disparate parts (borne out by proximity, and improving connectivity facilitated by new roading projects), I consider it more appropriate to recognise the various Frankton precincts as one entity, from a strategic perspective. This also partly addresses the submission by Queenstown Airport Corporation, which sought greater strategic recognition of the airport's important role. I recommend a new objective and associated policies, this is addressed below.
- 12.24 Several submissions and further submissions addressed Policy 3.2.1.2.3, which relates to seeking to avoid non-industrial land uses in industrial areas. Both Submitter 806 (Queenstown Park Limited) and Submitter 807 (Remarkables Park Limited) opposed the policy, on the basis that the use of the word 'avoid' is inconsistent with the RMA's effects-based philosophy. As stated earlier, I disagree with this submission and I recommend the rejection of this relief sought. However, I see merit in the submission of Submitter 361 (Grant Hylton Hensman et al) which requests an amendment to make the policy less absolute so that it is non-industrial activities 'not related to or supporting' industrial activities that should be avoided. This revision would allow the potential for supporting, ancillary retail or commercial uses (for example) to be contemplated, but not larger scale retail, or residential, activities (which have the potential to both generate potential 'reverse sensitivity' impacts, and also consume industrial-zoned land for non-industrial land uses). I recommend the wording requested by Submitter 361 as follows:

'Avoid non-industrial activities not related to or supporting industrial activities occurring within areas zoned for Industrial activities.'

- 12.25 Whilst it could be argued that this policy is still not sufficiently defined, I consider that the opportunity will be available to give finer grained meaning to this high level provision in Stage 2 when the Industrial zone provisions are reviewed. In addition, I consider this provision to be generally consistent with the policy framework of industrial zones in the ODP – this approach is not novel for the District. For example, objectives and policies for the Industrial B zone of the ODP seek to limit non-ancillary retail activity, as well as residential and office activity. Activity Area 1 in the Frankton Flats B zone similarly prioritises industrial land use and seeks to minimise non-industrial land use activity beyond ancillary activities.
- 12.26 Submitter 621 (Real Journeys Limited) sought greater recognition of tourism within the Strategic Direction chapter. The relief they sought involved an additional Goal specific to tourism, a new objective under that Goal, and a new policy.
- 12.27 I agree that tourism is a vital economic driver of the district's economy, and that this is not sufficiently recognised in the chapter. However, I do not support an additional goal pertaining to tourism. I consider that any objectives and policies pertaining to tourism activity can sit within Goal 1, which is concerned with the economy. Policy 3.2.1.1.3 provides support for tourism activity in town centres, while Policy 3.2.1.4 promotes diversification of rural land use beyond farming, which is an allusion to tourism activity amongst other potential land use activities.
- 12.28 However, I support the inclusion of a new objective that more explicitly recognises tourism activity, as requested by Real Journeys Limited, as follows:

'Recognise and provide for the significant socioeconomic benefits of tourism activities across the District.'

ensure lower order centres do not grow above a scale that may challenge the function and viability of a centre higher up the hierarchy. Avoiding a strict hierarchical planning approach to regulating centres does not, in my opinion, prevent the application of a policy framework that still seeks to promote the prominence and function of what are considered to be the vital centres of the district. This is the approach taken in the Strategic Direction chapter.

12.29 I see some merit in the policy that Real Journeys Limited have requested, however I consider that its breadth is too great, that it is not sufficiently concise in drafting, and that some limbs of the requested policy are of arguable merit. I recommend that the fourth limb of the requested policy be adopted as a new policy:

‘Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated’

12.30 Although as stated earlier in this report Council has sought to minimise the use of the phrasing ‘avoid, remedy or mitigate’, in this case it is considered appropriate as the policy is not specific in the environmental effects it is concerned with, nor in the setting. In more sensitive landscapes or environments, a higher bar will be set in terms of environmental effects, by virtue of location – or more particularly landscape - specific provisions, which provide an additional assessment ‘layer’ over consideration against this enabling provision.

12.31 Several submissions have generally supported Objective 3.2.1.4 relating to rural areas, but have raised concerns with the use of the words ‘sensitive approach’.

12.32 I consider this to be a valid criticism, and it is recommended that the objective (renumbered 3.2.1.6) is accordingly rephrased as follows.

Objective - Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided ~~a sensitive approach is taken to~~ adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.

12.33 KTKO in their submission sought that the ‘Ngai Tahu’ in Objective 3.2.1.4 be replaced by the word ‘mana whenua’. This matter is addressed more extensively in the Section 42a report for the Tangata Whenua chapter. I refer to and adopt the reasons of Mr Tony Pickard (at section 7.6 of his evidence), in coming to a recommendation that it is not appropriate for this amendment to be made.

12.34 As a result of the submissions received in relation to Goal 1 I have recommended a number of changes which are set out in **Appendix 1**. A number of the recommended changes are considered substantive and of strategic importance. As a result, the following summary of further evaluation under Section 32AA of the RMA has been undertaken for those.

Recommended Amended Policy 3.2.1.1.1

Provide a planning framework for the Queenstown and Wanaka ~~central business area~~ town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.

Costs	Benefits	Effectiveness & Efficiency
Nil	<p>Minimal material environmental benefit, however recognition of the diverse functions of the centres reinforces their more self contained nature, and the inherent transport benefits that can accrue from mixed use centres (as opposed to a larger number of widely dispersed and highly specialised centres).</p> <p>Reinforcement of the diverse functions of these centres helps reinforce and promote these</p>	<p>The recommended amended policy is more effective as it more appropriately expresses the diverse functions of the town centres.</p>

	<p>functions, their synergies, and the overall agglomerated economic benefits that can derive from this.</p> <p>Recognition of the inherent social and cultural functions of the civic and cultural aspects of the centres.</p>	
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Recommended new Objective 3.2.1.2 and appropriateness

Recognise, develop, sustain and integrate the key mixed use function of the wider Frankton commercial area, comprising Remarkables Park, Queenstown Airport, and Five Mile.

Appropriateness:

This new objective is considered to be the most appropriate way of achieving the purpose of the RMA as:

- It recognises the reality that Frankton is a key commercial hub in the District, along with the Queenstown and Wanaka town centres, and its role and function – which is quite different to the town centres - will continue to grow in scale and importance.
- It recognises that the Frankton area comprises several nodes that are interlinked, and in the interests of integrated planning and sustainable management, this inter-relationship should be recognised rather than addressing each of the commercial nodes in a disjointed manner.

Recommended new Policy 3.2.1.2.1

Provide a planning framework for the wider Frankton commercial area that facilitates the integrated development of the various mixed use development nodes.

Recommended new Policy 3.2.1.2.2

Recognise and provide for the varying complementary functions and characteristics of the various mixed use development nodes within the Frankton commercial area.

Recommended new Policy 3.2.1.2.3

Avoid additional commercial rezoning that will undermine the function and viability of the Frankton commercial area, or which will undermine increasing integration between the nodes in the area.

Costs	Benefits	Effectiveness & Efficiency
<p>May limit the ability of other landowners in the wider Frankton locality to attain commercial rezonings, affecting their economic wellbeing.</p>	<p>Emphasises the collective economic importance of the Frankton area, and sets a high bar for any potential commercial rezoning that may adversely affect the function and viability of the area.</p> <p>Provides for greater integration of the key nodes in the Frankton area, whether through statutory or non-</p>	<p>The new recommended policies aid in forming a more effective and appropriate suite of policies, that explicitly recognises and promote the importance of Frankton.</p> <p>Recommended new Policy 3.2.1.5.1 functions better as a policy than an objective, and gives effect to the outcome-focused emphasis of (notified) Objective 3.2.1.5.</p>

	<p>statutory approaches.</p> <p>Provides specific recognition of the Queenstown Airport's central role for the District's wellbeing.</p>	
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Recommended amended Policy 3.2.1.2.3 (renumbered as Policy 3.2.1.3.3)

'Avoid non-industrial activities not related to or supporting industrial activities occurring within areas zoned for Industrial activities.'

Costs	Benefits	Effectiveness & Efficiency
<p>Implies restrictions on the range of potential land use activity contemplated in Industrial zonings.</p> <p>This may place limits on the development potential of properties.</p> <p>Conversely, the policy is intended to help limit the establishment of sensitive activities (such as residential) within Industrial zones that may impose constraints on the development and use of land for industrial and associated purposes.</p>	<p>Helps to protect industrial and supporting land uses within Industrial zones from more sensitive land use activity that may generate reverse sensitivity effects.</p> <p>Helps to protect the Industrial zone land resource from significant utilisation by non industrial commercial or residential land use activity.</p> <p>The revised policy wording is less absolute than that notified, and provides for greater flexibility for non-industrial activities that support industrial activities to be contemplated.</p>	<p>The recommended amended policy is more effective as it will provide for the required level of flexibility for non-industrial activities that support industrial activities to be established, whilst maintaining a strong position of seeking to prevent the erosion of Industrial zoned land for industrial land use activity.</p> <p>This is considered particularly important given the proposed rezoning of Business zoned land in the ODP to Business Mixed Use zone land in the PDP.</p>

Recommended new Objective 3.2.1.4 and appropriateness

'Recognise and provide for the significant socioeconomic benefits of tourism activities across the District.'

Appropriateness:

This new objective is considered to be the most appropriate way of achieving the purpose of the RMA as:

- It recognises and provides for the key economic role that tourism plays in the District's economy. This role is fundamental to the social and economic well being of the District.
- The objective, with it socioeconomic focus, helps to counter balance the strong (and important) landscape, amenity and environmental objectives and policies espoused in the Strategic Direction chapter. This is consistent with the purpose of the RMA which seeks to achieve this balance in providing for the overall holistic wellbeing of the community.

Recommended new Policy 3.2.1.4.1 and appropriateness

'Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated'

Costs	Benefits	Effectiveness & Efficiency
Contemplates adverse effects on the environment being generated, as a result of the establishment of tourism activities. However this is on the proviso that adverse effects are 'avoided, remedied, or mitigated'	Provides explicit policy around enabling tourism activity, which helps promote and support the establishment of tourism activities that help support the socioeconomic wellbeing of the District.	The recommended policy efficiently gives effect to the objective by providing the basis for tourism development occurring, provided environmental effects are avoided, remedied or mitigated.

12.35 Objective 3.2.1.5 as notified is:

'Maintain and promote the efficient operation of the District's infrastructure, including designated Airports, key roading and communication technology networks'.

12.36 Submitter 433 (Queenstown Airport Corporation) is concerned there are no associated policies that give effect to this objective. QAC has also sought to emphasise the importance of infrastructure and the associated functional, operational, technical or safety related requirements of Airports. Submitters 635 (Aurora) and 805 (Transpower) have also emphasised the importance of regionally significant infrastructure to the District.

12.37 QAC requests adding three policies under Objective 3.2.1.5 that recognise infrastructure and its contribution to the District, to ensure the efficient and effective operation of infrastructure is not compromised by incompatible development, and to recognise that Queenstown Airport is an essential lifeline utility.

12.38 In addition, QAC has requested an additional goal, objective and policy that provides for the ongoing operation and growth of regionally significant infrastructure. The requested objective relates to location constraints, while the policy reads as a broader statement that seeks to enable the operation, maintenance and upgrade of regionally and nationally significant infrastructure.

12.39 Objective 3.2.5.1 as notified acknowledges infrastructure. However, I consider that it could be understood as being centred on promoting the efficient operation of infrastructure which relates more to do with the location of future development and its dependence on infrastructure. That was not the intention of this objective and as a result, I consider that the focus of the objective on efficiency is too narrow, and does not recognise the necessity and importance of infrastructure in its own right. I have therefore recommended that Objective 3.2.5.1 is amended (and renumbered 3.2.1.6).

12.40 Submissions 433 (QAC), 635 (Aurora) and 805 (Transpower) are therefore recommended to be accepted in part. It is accepted that the Strategic Direction Chapter's objective for infrastructure as notified has too narrow a focus, and it is important to recognise and provide a more comprehensive planning framework for infrastructure.

12.41 The additional policies (3.2.1.5.1 – 3.2.1.5.3), goal, objective and policy (goal 8 and objective 3.2.8.1 and policy 3.2.8.1.1) as requested by QAC are recommended to be accepted in part, with the recommended wording remaining general in nature in terms of referencing 'regionally significant infrastructure' rather than specific infrastructure such as airports. With the exception that I consider this matter can be provided under an objective within Goal 1, without the necessity for an additional goal. Goal 1 of the Strategic Direction Chapter encapsulates activities that enables the social, economic, and cultural well-being and for the health and safety of people and the community. The recognition and provision for regionally significant infrastructure – including airports - fits within this goal.

Recommended amended Objective 3.2.1.57 and appropriateness

Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District’s regionally significant infrastructure, including designated airports, key roading and communication technology networks.

Appropriateness:

I consider that this new objective is the most appropriate way of achieving the purpose of the Act as:

- It recognises regionally significant infrastructure, this includes designated airports (Queenstown and Wanaka), electricity generators and suppliers.
- It recognises the operation, maintenance, development and upgrading of regionally significant infrastructure. The objective as notified could have been interpreted as being too narrow in that it contemplated efficiencies between infrastructure and development.
- The objective accords with Part 2 of the RMA in that it recognises for the importance of regionally significant infrastructure to provide for the social, economic, and cultural well-being and for the health and safety of people and communities. It is consistent with the objectives and policies of the Operative RPS, and the Proposed RPS (particularly Objectives 3.4, 3.5, 3.6) in terms of recognising and providing for regionally significant infrastructure, and the National Policy Statement on Electricity Transmission.

Recommended new Policy 3.2.1.57.1

Safeguard the efficient and effective operation of regionally significant infrastructure from new incompatible activities.

Costs	Benefits	Effectiveness & Efficiency
<p>Has potential to limit the establishment of new development that is sensitive to the effects of established or anticipated regionally significant infrastructure.</p> <p>Has potential to constrain intensification of activities that are sensitive to regionally significant infrastructure.</p>	<p>Recognises the importance of regionally significant infrastructure.</p> <p>Safeguards regionally significant infrastructure.</p>	<p>The amended objective and new policy provides a more effective framework to manage regionally significant infrastructure.</p> <p>It is efficient to have only one policy. There are multiple related objectives and policies within the lower order and more specific PDP chapters that address the provisions of infrastructure, and the management of the adverse effects of infrastructure.</p>

12.42 Submitter 805 (Transpower) recommends the addition of a new definition for ‘regionally significant infrastructure’. The term is derived from Policy 3.5.1 of the Proposed RDP. I recommend that the request is accepted in part and the definition is included on the basis of the following evaluation with additions that are relevant to the context of the District and PDP.

Recommended new definition

Regionally significant infrastructure

Means:

- a) Renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by a electricity operator ; and
- b) Electricity transmission infrastructure; and

- c) Telecommunication and radio communication facilities; and
- d) Roads classified as being of national or regional importance; and
- e) Designated airports.

Costs	Benefits	Effectiveness & Efficiency
None identified.	<p>The addition of a definition will clarify the types of activities anticipated as being 'regionally significant infrastructure'.</p> <p>The recommended definition departs from policy 3.5.1 of the Proposed RPS: Otago, and requested definition from Transpower in that it clarifies that regionally significant infrastructure does not apply to small and community-scale electricity generators less than 3.5kw as managed in the PDP Energy and Utilities Chapter (30).</p> <p>The recommended definition clarifies that it applies to designated airports, and omits informal airports.</p> <p>The recommended definition has also omitted ports, marinas and rail. These are not applicable to the District at a regionally significant scale.</p>	The definition is efficient in that it will provide clarification as to what types of activities are applicable to the objective and policies.

Goal 2 – The strategic and integrated management of urban growth and

All objectives (and associated policies) of the Urban Development chapter

- 12.43 The key approach embedded within the objectives and policies under Goal 2 of the Strategic Direction chapter relates to the introduction of Urban Growth Boundaries (UGBs), seeking to intensify development within those boundaries, coordinating and integrating development and avoiding urban development outside of those boundaries. This approach is also central to the Objectives (and associated policies) of the Urban Development chapter.
- 12.44 A wide range of views were expressed in submissions relating to this approach, both in support and opposition.
- 12.45 A number of submitters opposed elements of this approach, including applying UGBs, and intensifying development. Some submitters, such as Remarkables Park Limited, consider that the District does not face risks associated with expansion of the urban footprint ('urban sprawl'), and that the need for both UGBs and intensification of development is unnecessary. I disagree with this viewpoint for the reasons set out below.

12.46 Ms Marion Read in her evidence (**Appendix 8**) explains the intrinsic value and importance of the District's landscapes, and states that coupled with this the high level of population growth in the District means that it is necessary to manage growth.

12.47 Mr Clinton Bird in paragraph 4.7 of his evidence (**Appendix 4**) clearly states the threat posed by development in the district and supports Council's proposed urban growth management approach:

Without Council's adopted urban growth management approach, it is my view that the District's outstandingly scenic landscapes, together with the highly attractive and characterful towns of Queenstown, Wanaka and Arrowtown in particular, would be vulnerable to the typically adverse visual effects associated with urban sprawl. This would erode the unique identities of both the towns and their highly scenic landscape settings. Urban sprawl would also reduce the level of visual and environmental amenity currently enjoyed by both permanent residents and tourists alike.

12.48 Similarly, Mr Ulrich Glasner in his engineering evidence (**Appendix 5**) supports the proposed approach. He argues that an approach based around the utilisation of UGBs, and the promotion of intensification in particular strategic locations, results in much greater certainty in terms of infrastructure planning and funding, and generally provides a more cost effective approach with community benefit.

12.49 A large number of private plan changes to the ODP have been advanced over the past 10 years, often in greenfield locations beyond the existing developed urban area. These numerous plan changes suggest that there is clearly pressure to extend the urban footprint within the District.

12.50 In addition, some submissions on the PDP seek zoning changes to facilitate residential development outside the UGB as shown on the planning maps, or alternatively industrial development, which reaffirms the pressures that exist in terms of urbanisation, especially in the Wakatipu Basin.

12.51 Furthermore, a common theme in various consultation forums between the Council and the community over the past 10 years, and in submissions on the PDP, is that significant expansion of the urban footprint in the District is undesirable and unsustainable.

12.52 The Queenstown Growth Management Strategy (2007), and Wanaka 2020, are two strategic planning documents that the Council has prepared under the LGA and that have been informed by significant community consultation. The fundamental message contained within these strategies is the need to better manage and co-ordinate growth, and to limit urban sprawl.

12.53 It is also worth noting Council's recent experience with the Queenstown Housing Accord, and associated Special Housing Areas (SHAs). In 2014 Council developed a Lead Policy to guide its approach to SHAs, and a key focus of the Lead Policy was to seek that SHAs be established in existing urban areas. Council ran a public Expression of Interest process in late 2014 for SHAs, and public feedback was sought on proposals in 2015. A number of the proposals were for greenfield development. Generally, there was significant opposition from the community to the notion of greenfield development for SHAs. This process and feedback further reinforces a strong community view of limiting greenfield development.

12.54 In my opinion, urban expansion is not necessarily automatically undesirable, and if well executed can generate significant benefits. For example, Shotover Country has been one of the few master planned responses to strong housing demand in the Wakatipu Basin in the last 5 years, and with minimal greenfield housing development elsewhere under major zonings and limited brownfield development (at least partly explained by restrictive ODP rules), has provided a form of 'release valve' for the major housing demand experienced. Without the development of Shotover Country, the housing availability and affordability issues in the District would have likely been more pronounced.

- 12.55 However, there comes a point when the cumulative impact of multiple greenfield rezonings and developments start to become significant and detrimental to the development of a District. Of particular significance in this district is the fact that much zoned greenfield land remains undeveloped, with large potential yield and associated latent infrastructure impact, regardless of any additional zoned areas.
- 12.56 Growing pressure on the District's roading infrastructure is evident, and in the Wakatipu Basin in particular there are particular pinch points, such as in Frankton. Notwithstanding planned infrastructure upgrades, there is likely to be growing pressure as large existing greenfield locations such as Jacks Point, Kelvin Peninsula and Remarkables Park are eventually developed substantively. In addition, significant growth in visitor numbers through the Queenstown Airport are projected which need to be factored in alongside the large potential residential growth.
- 12.57 In addition, widely dispersed greenfield developments, unless of a large scale and/ or high density that support a reasonable degree of mixed use and self-sufficiency do not readily support walking, cycling and public transport modes – and are inherently reliant on private transport modes.
- 12.58 Furthermore, a predominance of low density, greenfield development located remote from services does not necessarily provide for the diversity of housing choice that a community requires to provide for its wellbeing. Nor does it cater for the growing need for centrally located visitor accommodation that is required in Queenstown.
- 12.59 Some of the large greenfield sites in the Wakatipu Basin have facilitated very little development, despite high demand over the past 5 years (and a strong supply response in locations such as Shotover Country). Development may have been withheld for several potential reasons. However as the New Zealand Productivity Commission stated in its 2015 Inquiry¹⁵ findings, where a large proportion of dwelling capacity is held in a small number of ownerships, such as occurs in the Wakatipu Basin, speculative land banking is incentivised. Whatever the reason for several of the major greenfield areas in the Wakatipu Basin not having been readily developed, there is clearly a situation of insufficient development being realised to the market, and this has contributed to sharp increases in house prices and rentals. The risk of these trends continuing – with resulting adverse impacts on the social, economic and cultural wellbeing of the community - can be mitigated through enabling development capacity to be increased and distributed across a wider number of ownerships and locations.
- 12.60 In order to discourage such behaviour, and enable a more efficient market that responds appropriately to demand and enables the provision of housing necessary to provide for social and economic wellbeing of our community, a more competitive land market is vital. This could be achieved by opening up new locations for greenfield development, however this has not always been successful in the past, or upzoning existing urban land, in both residential and commercial areas. The preferred approach through the PDP is to largely achieve this through the latter option, due to the previously stated reasons and I support this approach.
- 12.61 Related to this, Submitter 807 (Remarkables Park) considers it inappropriate to help provide for market competition in a policy (Policy 3.2.2.1.6), as in their opinion the RMA is concerned with 'environmental outcomes.' However, the policy needs to be read as a whole - it seeks to promote greater market competition as a planning-influenced means by which to help achieve a critical resource management outcome for the district (ie. addressing housing supply and affordability). And as stated earlier, I consider that district plans can and should contain a broad range of sustainable management objectives, which do not only concern strictly environmental outcomes. I note also that the definition of 'environment' in the RMA includes social and economic conditions.

¹⁵ New Zealand Productivity Commission: Using Land for Housing – Final Report (2015).

- 12.62 Some submitters have argued that whilst there is some merit to a degree of urban intensification, and the objective of limiting urban sprawl, UGBs are not necessary and are an inflexible constraint.
- 12.63 In my opinion the UGBs are an important tool intended to promote intensification of urban development in existing urban and commercially zoned areas, and the evidence of Mr Bird, Mr Glasner and Ms Read supports this, for different reasons. For the reasons set out above, this is the preferred option to address greater concerns regarding the provision of housing in the District. However, it does not prevent people seeking private plan changes to amend the UGBs (indeed this possibility is contemplated by Policy 4.2.2.5) or making resource consent applications with a similar intent in specific locations where there is sufficient evidence to support urban development in areas outside the established UGBs. These applications will be considered on their own merits, in terms of environmental effects and their appropriateness. Issues such as remaining development capacity within UGBs and demand for new development would most likely be highly relevant to such proposals.
- 12.64 However, I consider that the approach suggested by these submitters (ie, deletion of the UGBs) does not provide a strong strategic signal with regard to growth management and planning, to assist the Council in achieving sustainable management (Section 5 RMA). The ad hoc planning outcomes it could more readily facilitate also does not readily promote sound long term infrastructure and asset planning, nor readily assist Council in achieving its functions under section 31 of the RMA (achieving integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district). Again, I refer to and adopt Mr Glasner's evidence on these matters. I therefore do not consider that the approach recommended by these submitters is the most appropriate for the District.
- 12.65 Some submissions have requested amendments to the UGBs. Generally speaking, it is considered that such requests need to be scrutinised very carefully, as multiple shifts in the UGB could generate significant impacts on both the environment, affordability of the development due to infrastructure requirements and Council's overall strategic approach to planning. Those requests are not addressed here, but rather in a later hearing stream (mapping and rezoning requests).
- 12.66 A number of wording changes are recommended to the existing provisions, however fundamentally the proposed objectives and policies are recommended to be retained.
- 12.67 The fundamental relationship between the provisions under this Goal and Chapter 4 – Urban Development is acknowledged, and a number of the issues raised in submissions on these provisions are mirrored in those relating to Chapter 4.

Urban Development Chapter

- 12.68 Remarkables Park Limited (807) has questioned the need for the Urban Development chapter, given the existence of the Strategic Direction chapter, and provisions within that chapter on UGBs, growth management and urban form.
- 12.69 Whilst it is acknowledged that there is a degree of repetition between the Urban Development chapter and policy in the Strategic Direction chapter, this is not considered fundamentally problematic. Rather, I consider it to be a reiteration, reinforcement and expansion of key principles articulated in the Strategic Direction chapter. In addition, the urban growth management objectives and policies of the Strategic Direction chapters are espoused at quite a high level, whilst those promoted in the Urban Development chapter are more comprehensive and 'finer grained', and also become geographically focussed. Rather than replicating the Strategic Direction chapter, I consider the Urban Development chapter builds on and 'fleshes out' the key strategic growth management principles.
- 12.70 Notwithstanding this position, I do consider that there is some replication that can be removed, and to this effect I recommend that policies 3.2.2.1.1 to 3.2.2.1.7 be deleted.

Recommended deletion of Policies 3.2.2.1.1 to 3.2.2.1.7

- ~~3.2.2.1.1 Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.~~
- ~~3.2.2.1.2 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.~~
- ~~3.2.2.1.3 Manage the form of urban development within the UGBs ensuring:~~
- ~~• Connectivity and integration with existing urban development;~~
 - ~~• Sustainable provision of Council infrastructure; and~~
 - ~~• Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems~~
- ~~3.2.2.1.4 Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.~~
- ~~3.2.2.1.5 Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.~~
- ~~3.2.2.1.6 Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.~~
- ~~3.2.2.1.7 That further urban development of the District's small rural settlements be located within and immediately adjoining these settlements.~~

12.71 QAC (433) has requested substantial changes to the chapter. In particular, it has sought major insertions of text into Section 4.1 Purpose. The intent of this is to ensure that the PDP incorporates material from Plan Change 35 in the ODP (Chapter X of the ODP).

12.72 Whilst it is considered important to translate substantive objectives, policies and rules from Plan Change 35 into the PDP, I do not recommend that the preamble that QAC requests be inserted into Section 4.1 Purpose be included. This would draw out Section 4.1 Purpose into a very lengthy section with an unbalanced focus on the airport's interests ahead of more general urban development considerations. I consider that QAC's key objectives are provided for in lower order chapters.

12.73 Some submissions raised concerns with Policy 4.2.1.1, in terms of the following phrasing:

'Land within and adjacent to the major urban settlements will provide the focus for urban development...'

12.74 Concern has been raised that this is contrary to the principle of applying UGBs, and seeking to prevent urban sprawl, due to the phrase 'adjacent to the major urban settlements'. The same concern relates to Policy 4.2.1.5.

12.75 However, the phrase is intended to recognise that there are significant areas of land that are undeveloped and are adjacent to existing developed urban areas, with suitable urban zoning, *within* the proposed UGBs. That is, the location of the UGBs will allow for further residential development in specific locations.

12.76 Notwithstanding this intent, it is understandable why the phrase as written has caused this confusion, and an amendment to the wording is recommended to provide greater clarity.

- 12.77 Some submissions raised concerns with Policy 4.2.1.6. For example, Darby Partners (608) requested that this policy be deleted, on the basis of a lack of clarity as to what 'sporadic urban development' means.
- 12.78 The Oxford Dictionary defines 'sporadic' as 'occurring at irregular intervals or only in a few places; scattered or isolated.' I consider the meaning to be clear with regard to urban development. The policy is seeking to avoid multiple dispersed and unconnected urban 'islands' through the countryside. I do not recommend deletion of this policy.
- 12.79 A number of agencies and network utility operators sought relief with regard to Objective 4.2.1 and associated policies. Most of the submission points related to relatively minor wording amendments, rather than major, substantive policy issues. Some wording amendments are recommended.
- 12.80 A number of other submissions focussed on wording amendments to some policies. Some of these requested amendments are recommended, as shown in **Appendix 1**.
- 12.81 Whilst some submissions supported Objective 4.2.2 (for example NZTA, Institute of Architects), a number of submissions opposed Objective 4.2.2 and / or the whole suite of provisions under this objective.
- 12.82 Many of these submissions opposed the application of UGBs, often on the grounds that the application of UGBs is unnecessary or undesirable. In particular, that sufficient strength of protection of rural areas is afforded by ONF/ONLs and further policies relating to management of rural land.
- 12.83 I agree that relatively strong protection of rural areas from urban development can be offered by non-UGB provisions. However, I consider the use of UGBs as a planning tool is justified to provide another layer of protection (noting the different forms of planning protection have quite different intrinsic purposes and functions ie. ONFs are purely concerned with landscape protection, UGBs are partly about landscape protection, but much more). I consider this to be justified given:
- The value ascribed to rural areas and landscapes (referring to the evidence of Ms Marion Read), both intrinsic and economic
 - The large capacity of greenfield zoned land within the proposed UGBs (referring to the evidence of Mr Fraser Colegrave)
 - The general Council desire underpinning the philosophical approach to the PDP for a greater degree of certainty, and less ambiguity. Related to this is greater forward certainty for infrastructure (referring to the evidence of Mr Glasner) and social service providers to plan for upgrades, new schools etc.

Goal 3 – A Quality Built Environment taking into account the character of individual communities

- 12.84 A relatively limited number of submissions were received in relation to this goal and its associated objectives and policies.
- 12.85 Some minor wording changes have been requested, including requests for more specific references to urban design principles and the avoidance, mitigation or remediation of adverse effects. However, as a general comment, I consider it is more appropriate for these provisions to focus on broader resource management objectives because of their broad application to all areas of the District. In addition, the policies already address urban design matters or principles but without necessarily using the phrase 'urban design'. For example, the policies collectively promote a number of urban design principles, such as the promotion of development responding to character and context, and the need for development to be comprehensively designed. The risk of using terms such as 'well designed' is that it is not necessarily clear what 'well designed' means. In addition, it is within the lower order chapters that the provisions should focus at greater detail on amenity impacts and more specific urban design principles.

12.86 The proposed objectives and policies are recommended to be retained. I consider it is essential to emphasise the importance of well-designed communities and built environments at the strategic level. I consider it is appropriate to include an objective and policy on heritage under this goal, given built heritage is an important element of the built environment.

Goal 4 – The protection of our natural environment and ecosystems

12.87 A number of environmental groups and agencies submitted on the provisions under this goal.

12.88 The Department of Conservation (DOC) and Forest and Bird were generally supportive of the provisions however sought some changes. Areas of mutual interest included a desire for greater recognition of indigenous biodiversity, and concerns with Policy 3.2.4.2.2. The concerns with this policy related to the risk that the policy more readily contemplates, than it should, adverse effects on nature conservation values, subject to environmental compensation – as opposed to biodiversity offsets being utilised as a last resort to mitigate residual, non-significant adverse effects.

12.89 In addition, DOC and Forest and Bird suggested that Policy 3.2.4.2.2 as worded creates inconsistency with Policy 33.2.1.8 (Chapter 33 Indigenous Vegetation and Biodiversity).

12.90 Changes are recommended to address these matters. Specifically, I recommend that Policy 3.2.4.2.2 is deleted. This is not only because of the valid concerns raised by DOC and Forest and Bird, but also because I consider the policy is too fine grained and specific for the Strategic Direction chapter, and the matter is more appropriately addressed in the specific relevant chapter (Chapter 33).

12.91 Concerns were also expressed regarding Policy 3.2.4.2.1 – that it does not contemplate the potential to formally protect additional Significant Natural Areas not mapped in the PDP, through the resource consent process (and subsequent plan amendments). I consider that this is a fine grained concern that is more appropriately addressed in Chapter 33, noting that Policy 33.2.1.1 contemplates the ongoing identification of Significant Natural Areas.

12.92 In addition, a number of individuals and property and development entities submitted on the provisions under this goal. Some sought complete removal of the goal and associated provisions, or significant amendments.

12.93 Some other notable, substantive policy arguments included:

- Avoiding effects through the banning of exotic wilding species is too stringent and inflexible: and methods are available to mitigate adverse effects to a satisfactory level.
- Conversely DOC and Forest and Bird submitted in support of the proposed provisions advancing this approach.

12.94 In response, rewording of Objective 3.2.4.4 and related Policy 3.2.4.4.1 is recommended. This is to make the provisions less absolute, and also to more readily reflect a better objective – policy relationship (ie. the objective is reworded to focus more on the outcome sought, whilst the policy is concerned with delivering upon that objective).

12.95 The following further evaluation under Section 32AA of the RMA has been undertaken for some of the substantive policy changes that are recommended.

Recommended amended Objective 3.2.4.1 and appropriateness
Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. <u>Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.</u>
<u>Appropriateness:</u>
This amended objective is considered to be the most appropriate way of achieving the purpose of the

Act as:

- It 'rounds out' the biophysical concerns of the objective as notified by adding the related consideration of indigenous biodiversity.
- Indigenous biodiversity is not referenced explicitly in the objectives and policies under the goal, and this is considered a weakness with regards to the sustainable management of the environment in the District.

Recommended amended Objective 3.2.4.4 and appropriateness

Avoid ~~the spread of wilding exotic vegetation with the potential to spread and naturalise.~~ to protect nature conservation values.

Appropriateness:

This amended objective is considered to be the most appropriate way of achieving the purpose of the Act as:

- It more appropriately functions as an objective by focussing on an environmental outcome.
- In terms of sustainable management for the District, the spread of wilding exotic vegetation has been recognised as a threat to landscape values, and nature conservation values. Therefore, it poses a significant threat to the achievement of sustainable management in the District, and the objective provides a framework to manage this threat.

Recommended Amended Policy 3.2.4.4.1

~~That Prohibit~~ the planting of identified exotic vegetation with the potential to spread and naturalise is ~~banned.~~

Costs	Benefits	Effectiveness & Efficiency
<p>Minimal environmental costs. As compared to the policy as notified, the recommended amended policy is less absolute, and intended to potentially enable the planting of species that may pose less threat than others.</p> <p>Minor economic costs, and less than the policy as notified as it enables the potential for some less threatening species to be planted.</p>	<p>A strong degree of environmental protection is still offered by the amended policy, although as noted above is less absolute than the provision as notified.</p> <p>The amended policy provides more flexibility, and the potential ability for one or more species that may be less threatening to be able to be considered through a resource consent process, potentially providing economic benefit for landowners.</p>	<p>As the amended objective has been amended to focus more on an environmental outcome, the amended policy gives effect to that and contemplates some flexibility where nature conservation values may not be threatened. To that extent it is a more 'effects-based' planning provision, and is considered more effective in achieving the objective.</p>

Goal 5 – Our distinctive landscapes are protected from inappropriate development

12.96 The landscape is one of the key resources of the District, and has been subject to intense planning scrutiny and litigation over the past 20 years. The centrality of landscape to planning in the District is reflected in the large number of submissions relating to landscape protection

approaches in the PDP, both in term of the Strategic Direction Chapter, and the Landscape Chapter (6).

12.97 No submissions dispute the intrinsic environmental value, and importance of landscape to the District in terms of social, cultural and economic wellbeing. The key areas of contention articulated through submissions relate to:

- the mechanism for protecting landscapes (in particular – the mapping of outstanding natural features and landscapes)
- the location of the mapped lines that define outstanding natural features and landscapes
- the language used in provisions.

12.98 The first and third of these key areas are relevant to the Strategic Direction chapter, whilst the second key area is not (it is addressed in the mapping component of the Landscape Chapter hearing). The two relevant areas to this hearing are addressed in the subheadings below.

The Mechanism for protecting landscapes

12.99 Overall, there was support, or at least neutrality, in submissions for mapping Outstanding Natural landscapes and Outstanding Natural Features. There was limited opposition.

12.100 A notable exception is the submission made by Upper Clutha Environmental Society (Inc.) (145). This submission opposes the mapping of landscapes, with some of the main reasons being:

- The ODP approach of a case by case approach to categorising landscapes, whilst creating some uncertainty, functions well and there is no other practical approach available. The existing approach where the Environment Court defines landscape lines is the most accurate, practical and efficient process available.
- The ODP approach allows a finer grained approach to be taken, with a more specific level of detail and scrutiny.
- The PDP approach is inefficient because the proposed lines may be the subject of numerous appeals.

12.101 The matter of the location of landscape lines will be addressed in detail in the mapping component of the Landscape Chapter hearing. Whilst landscape mapping, as a method, was proposed in Policies 3.2.5.1.1 and 3.2.5.2.1 of the Strategic Direction Chapter as notified, I consider that the Policy is one of a number of policies that unnecessarily replicates policy in the Landscape chapter (which also forms part of Part 2 of the PDP) and I recommend that the policy is deleted. This is further covered in the evidence of Mr Craig Barr on the Landscape Chapter (6), and I also consider the approach taken in the PDP is the most effective and efficient option to ensure the landscapes within the district are protected from inappropriate use and development, and it is not recommended that this approach is modified. The evidence of Ms Marion Read also strongly supports this approach

The language used in provisions

12.102 A common theme in submissions relates to wording of objectives and policies under the Goal. This relates, in particular, to Objective 3.2.5.1 (and related Policy 3.2.5.1.1) and to Objective 3.2.5.2 (and related Policy 3.2.5.2.1).

12.103 In terms of Objective 3.2.5.1, concern has been expressed in some submissions that the proposed wording does not align with RMA language. As noted earlier in this report, I consider that broad replication or borrowing of RMA language without tailoring it to specific district issues or objectives, can be problematic – such generality may serve no real meaningful purpose. However, there are instances where it is more sound to align policy language with RMA phrases. This is particularly so for matters relating to Section 6 of the RMA. I consider that the wording of Objective 3.2.5.1 is one of those cases, and have

therefore recommended changes to remove the word 'natural character', which is considered unduly narrow and not consistent with RMA terminology. I have not recommended insertion of the word 'inappropriate' to precede the words 'subdivision, use and development.' Section 6(b) provides this context to any resource consent application. In addition, in saying 'Protect the quality of the Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development' the 'inappropriate' test is implicit ie. Development that doesn't protect the quality will be inappropriate.

- 12.104 In terms of Objective 3.2.5.2 relating to Rural Landscapes, concern has been expressed that the proposed wording does not align with RMA language, that the word 'minimise' is unnecessarily or inappropriately restrictive. Some submissions have stated that it does not use the defined terminology of 'Rural Landscape Classification'.
- 12.105 The word 'minimise' was utilised in order to provide greater District-specific direction around desired resource management outcomes. Fundamentally, I consider that the word 'minimise', which is not used in the RMA, can be used in the PDP to give expression at the district level to the RMA's purpose and principles. Further, the use of the phrase 'avoid, remedy or mitigate' provides for a variety of outcomes along a spectrum of potential adverse effects, and can result in a lack of certainty. However, I acknowledge that an objective that seeks to 'minimise' adverse landscape effects in such a large area as the Rural Landscape Classification (which is not recognised as possessing 'outstanding' landscape attributes) is potentially overly restrictive. As a result, I have recommended alternative wording that seeks to 'maintain and enhance the landscape character of the Rural Landscape Classification' but provides the potential for 'managed and low impact change'.

Other matters

- 12.106 Concern was raised regarding Objective 3.2.5.3 (and related Policy 3.2.5.3.1), particularly in terms of the language of 'directing'. In response, I consider it appropriate to seek to 'direct' urban development to areas which are capable of absorbing growth, as part of Council's approach to sustainable management (Section 5 RMA), and integrated management (Section 31 RMA), through Policy 3.2.5.3.1. Whilst I do acknowledge that rural subdivision and development can be contemplated on more of a case by case, effects-based perspective, I consider it is appropriate for urban development to be directed to particular locations with a firmer policy approach taken on spatial grounds. However, I have recommended that Policy 3.2.5.3.1 be deleted – I consider its finer grained nature relating to UGBs is better addressed in the Urban Development Chapter.
- 12.107 I consider that an amendment is appropriate to make it clear that Objective 3.2.5.3 relates to 'urban' subdivision, use or development.
- 12.108 Whilst there was some support for the principle behind Objective 3.2.5.5, and Policies 3.2.5.5.1 and 3.2.5.5.2 – that farming land use and its evolving nature is fundamental to the character of the District's landscapes – a number of submissions sought that the provisions make broader reference to other non-farming land uses, which fundamentally locate in rural areas and are part of rural character. However, I consider this is potentially somewhat of a 'slippery slope', and whilst there are other land use activities that are typically located in rural areas, they do not have the same fundamental connection (both historic and current) to the landscape and its character that agricultural land use activities do. I therefore consider that the wording of these provisions as notified is the most appropriate.
- 12.109 Some infrastructure agencies sought greater recognition of the importance of infrastructure and the need for this to be recognised within provisions pertaining to landscape – on the basis, essentially, that landscape may in certain circumstances need to be degraded to provide for essential utilities. While I consider these submissions do have some merit, it is my opinion that this goal of the Strategic Direction chapter should be focussed more on landscape character and the general outcomes sought, rather than drilling down to potentially acceptable exceptions. It is considered that this is better addressed in the lower order chapters and provisions and on a case by case basis through resource consent applications.

Recommended amended Objective 3.2.5.1 and appropriateness

Protect the ~~natural character~~ quality of the Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

Appropriateness:

This amended objective is considered to be the most appropriate way of achieving the purpose of the Act as:

- The amendment of the phrase 'natural character' to 'quality' clarifies that the importance of Outstanding Natural Landscapes and Outstanding Natural Features is not solely related to its 'naturalness' or character, but a number of aspects or qualities. It provides for better alignment with Section 6(b) of the RMA.

Recommended amended Objective 3.2.5.2 and appropriateness

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. Maintain and enhance the landscape character of the Rural Landscape Classification, whilst acknowledging the potential for managed and low impact change.~~

Appropriateness:

This amended objective is considered to be the most appropriate way of achieving the purpose of the Act as:

- It is less absolute than the objective as notified, which was considered to set too high a bar with regard to the objective to 'minimise' adverse landscape effects. This high bar may have made it unduly difficult for people and communities to provide for their social, economic and cultural wellbeing within a landscape that, whilst of landscape character value, doesn't demand the same level of protection as an Outstanding Natural Landscapes.

Goal 6 – enable a safe and healthy community that is strong, diverse and inclusive for all people

12.110 Few submissions raised issue with the general intent of Goal 6 and its objectives and policies. A number of submissions sought wording amendments.

12.111 Submission 238 (NZIA Southern and Architecture + Women Southern) requested several amendments to objectives and policies. One of the more substantive amendments sought was deleting Policy 3.2.6.1.2. Concern was expressed that this policy does not sufficiently address design quality.

12.112 I consider that other objectives, policies and assessment matters in this and other chapters provide sufficient design guidance, acknowledging that improvements may be possible in those other areas. This policy is concerned with one particular planning issue, and provided design quality is addressed in other areas I do not consider that this policy, in itself, will result in or contribute to poorly designed and executed development. It should be emphasised too that non-statutory approaches to design can and are being utilised by the Council, such as the Urban Design Panel. I refer also to Mr Clinton's evidence, that considers the appropriateness of objectives and policies.

12.113 As outlined earlier in this evidence, a large and credible body of domestic and international research demonstrates the significantly adverse impact that planning regulation can generate on housing affordability. The impacts of unaffordable housing on social and economic wellbeing are well documented – therefore this matter is fundamental to the promotion of sustainable management under Part 2 of the RMA. Several inquiries of the New Zealand Productivity Commission have reinforced this.¹⁶

¹⁶ *New Zealand Productivity Commission: Housing Affordability Inquiry – Final Report (2012).*
New Zealand Productivity Commission: Towards Better Local Regulation – Final Report (2013).

12.114 This policy responds to that evidence, and provides the platform for the more liberal density and development flexibility promoted through the PDP, within the lower-order chapters.

Goal 7 – Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu

12.115 A small number of submissions were made on this goal and associated objectives and policies. A number of wording amendments were sought, including that the wording of Objective 3.2.7.1 should be amended from ‘Protect Ngai Tahu values...’ to ‘Recognise and provide for Ngai Tahu values.’ I consider this wording is more balanced and overall more appropriate.

12.116 Remarkables Park Limited (Submission 807) sought that the Goal and both objectives be deleted, as it replicates provisions in Chapter 5 Tangata Whenua. I do not agree with this submission. As stated previously, provisions in the Strategic Direction chapter, by necessity, will sometimes closely mirror those in lower order chapters. I consider this to be a reinforcement and integration approach, rather than one that is unnecessarily repetitive.

12.117 As stated earlier in this report, Kāi Tahu ki Otago Limited submitted seeking that the word ‘Ngai Tahu’ is replaced with ‘Manawhenua’. This is addressed in more detail in the Tangata Whenua hearing, however in terms of the Strategic Direction chapter I do not consider this change is appropriate.

13 Conclusion

13.1 In response to the submissions received on the Strategic Direction and Urban Development (part) Chapters and on the basis of my analysis within this report, I recommend that the changes within the revised versions (in **Appendix 1**) are accepted.

13.2 The changes will improve the clarity and administration of the Plan; contribute towards achieving the objectives of the Plan and Strategic Direction goals in an effective and efficient manner and give effect to the purpose and principles of the RMA.



Matthew Paetz
19 February 2015

Appendix 1. Recommended Revised Chapters

Key: Recommend changes to notified chapter are shown in underlined text for additions and ~~strike-through text~~ for deletions. Dated 19 February 2016.

3 Strategic Direction

3.1 Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- Dramatic alpine landscapes free of inappropriate development
- Clean air and pristine water
- Vibrant and compact town centres
- Compact and connected settlements that encourage public transport, biking and walking
- Diverse, resilient, inclusive and connected communities
- A district providing a variety of lifestyle choices
- An innovative and diversifying economy based around a strong visitor industry
- A unique and distinctive heritage
- Distinctive Ngai Tahu values, rights and interests

This direction is provided through a set of Strategic Goals, Objectives and Policies which provide the direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan.

3.2 Goals, Objectives and Policies

3.2.1

3.2.1.1 Goal - Develop a prosperous, resilient and equitable economy.

Objective - Recognise, develop and sustain the Queenstown and Wanaka ~~central business areas~~ town centres as the hubs of New Zealand's premier alpine resorts and the District's economy.

3.2.1.1.1

Policies

3.2.1.1.2 Provide a planning framework for the Queenstown and Wanaka ~~central business areas~~ town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.

3.2.1.1.3

Avoid commercial rezoning that could ~~fundamentally~~ undermine the role of the Queenstown and Wanaka ~~central business areas~~ town centres as the primary focus for the District's economic activity.

3.2.1.2

Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services within the Queenstown and Wanaka ~~central business areas~~ town centres.

Objective – Recognise, develop, sustain and integrate the key mixed use function of the wider Frankton commercial area, comprising Remarkables Park, Queenstown Airport, and Five Mile.

STRATEGIC DIRECTION 3

Policies

Provide a planning framework for the wider Frankton commercial area that facilitates the integrated development of the various mixed use development nodes.

3.2.1.2.1 Recognise and provide for the varying complementary functions and characteristics of the various mixed use development nodes within the Frankton commercial area.

3.2.1.2.2 Avoid additional commercial rezoning that will undermine the function and viability of the Frankton commercial area, or which will undermine increasing integration between the nodes in the area.

3.2.1.2.3

3.2.1.3 **Objective -** Recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka ~~central business areas~~ town centres and Frankton.

Policies

3.2.1.3.1 Avoid commercial rezoning that would ~~fundamentally~~ undermine the key local service and employment function role that the ~~larger urban~~ centres outside Queenstown, and Wanaka ~~central business areas~~ and Frankton fulfil.

3.2.1.3.2 Reinforce and support the role that township commercial precincts and local shopping centres fulfil in serving local needs.

3.2.1.3.3 Avoid non-industrial activities not related to or supporting industrial activities occurring within areas zoned for Industrial activities.

3.2.1.4

Objective – Recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

3.2.1.4.1

3.2.1.5 Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated.

Objective - Enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.

3.2.1.5.1

Policies

3.2.1.5.2 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.

3.2.1.6

Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change and energy and fuel pressures.

Objective - Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.

STRATEGIC DIRECTION 3

Objective - Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's infrastructure, including designated Airports, key roading and communication technology networks.

3.2.1.7

Policies

Safeguard the efficient and effective operation of regionally significant infrastructure from new incompatible activities.

3.2.1.7.1

Goal - The strategic and integrated management of urban growth

3.2.2

Objective - Ensure urban development occurs in a logical manner:

3.2.2.1

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure; and
- to protect the District's rural landscapes from sporadic and sprawling development.

Policies

3.2.2.1.1

~~Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.~~

3.2.2.1.2

~~Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.~~

3.2.2.1.3

~~Manage the form of urban development within the UGBs ensuring:~~

- ~~• Connectivity and integration with existing urban development;~~
- ~~• Sustainable provision of Council infrastructure; and~~
- ~~• Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems~~

3.2.2.1.4

3.2.2.1.5

~~Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.~~

3.2.2.1.6

~~Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.~~

3.2.2.1.7

~~Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.~~

3.2.2.2

~~That further urban development of the District's small rural settlements be located within and immediately adjoining those settlements.~~

3.2.2.2.1

Objective - Manage development in areas affected by natural hazards.

Policies

Ensure a balanced approach between enabling higher density development within the District's scarce urban land resource and addressing the risks posed by natural hazards to life and property.

STRATEGIC DIRECTION 3

Goal - A quality built environment taking into account the character of individual communities

Objective - Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.

3.2.3

Policies

3.2.3.1

Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.

3.2.3.1.1

That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.

3.2.3.1.2

Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.

3.2.3.1.3

Objective - Protect the District's cultural heritage values and ensure development is sympathetic to them.

3.2.3.2

Policies

Identify heritage items and ensure they are protected from inappropriate development.

3.2.3.2.1

3.2.4

Goal - The protection of our natural environment and ecosystems

3.2.4.1

~~Objective - Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.~~

3.2.4.2

Objective - Protect areas with significant Nature Conservation Values.

Policies

3.2.4.2.1

Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.

3.2.4.2.2

3.2.4.3

~~Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.~~

Objective - Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

3.2.4.3.1

Policies

3.2.4.4

That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

3.2.4.4.1

~~Objective~~ - Avoid the spread of wilding exotic vegetation with the potential to spread and naturalise. ~~to protect nature conservation values.~~

3.2.4.5 Policies

~~That~~ Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise ~~is banned.~~

Objective - Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

STRATEGIC DIRECTION 3

Policies

That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.

3.2.4.5.1

Objective - Maintain or enhance the water quality and function of our lakes, rivers and wetlands.

Policies 3.2.4.6

That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

3.2.4.6.1

Objective - Facilitate public access to the natural environment.

Policies 3.2.4.7

Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.

3.2.4.7.1

Objective - Respond positively to Climate Change.

Policies 3.2.4.8

3.2.4.8.1

Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.

3.2.5

Goal - Our distinctive landscapes are protected from inappropriate development.

3.2.5.1

Objective - Protect the ~~natural character~~ quality of the Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

Policies 3.2.5.1.1

~~Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of subdivision and development.~~

3.2.5.2

Objective - ~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~ Maintain and enhance the landscape character of the Rural Landscape Classification, whilst acknowledging the potential for managed and low impact change.

3.2.5.2.1

Policies

3.2.5.3

~~Identify the district's Rural Landscape Classification on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.~~

3.2.5.3.1

Objective - Direct new urban subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

Policies

~~Direct urban development to be within Urban Growth Boundaries (UGB's) where these apply, or within the existing rural townships.~~

STRATEGIC DIRECTION 3

Objective - Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

Policies

3.2.5.4 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

Provide for rural living opportunities in appropriate locations.

3.2.5.4.1

Objective - Recognise that agricultural land use is fundamental to the character of our landscapes.

3.2.5.4.2

3.2.5 Policies

Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.

3.2.5.5.1

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.

3.2.5.5.2

Goal - Enable a safe and healthy community that is strong, diverse and inclusive for all people.

3.2.6

Objective - ~~Provide~~ Enable access to housing that is more affordable.

3.2.6.1

Policies

3.2.6.1.1 ~~Provide~~ Enable opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.

3.2.6.1.2

In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.

3.2.6.2

Objective - Ensure a mix of housing opportunities.

Policies

3.2.6.2.2 Promote mixed densities of housing in new and existing urban communities.

3.2.6.2.3 Enable high density housing adjacent or close to the larger commercial centres in the District.

3.2.6.3 Explore and encourage innovative approaches to design to ~~provide~~ help enable access to affordable housing.

3.2.6.3.1

Objective - Provide a high quality network of open spaces and community facilities.

Policies

3.2.6.4

Ensure that open spaces and community facilities are accessible for all people.

That open spaces and community facilities are located and designed to be desirable, safe, accessible places.

Objective - Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design.

STRATEGIC DIRECTION 3

Policies

Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.

3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.

3.2.6.4.2 **Goal - Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.**

3.2.7 **Objective – Recognise and provide for ~~Protect~~ Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.**

3.2.7.1 **Objective – Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation.**

3.2.7.2

Appendix 2. List of Submitters and Recommended Decisions

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	20	Aaron Cowie			20.7		Other	Reject		General
	21	Alison Walsh			21.9		Support	Accept		General
	1117	Jenny Carter	Remarkables Park Limited		21.9	FS1117.4	Oppose	Accept in part		General
	21	Alison Walsh			21.10		Support	Accept		General
	117	Maggie Lawton			117.1		Support	Accept in part		General
	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.5		Not Stated	Accept in part		General
	1132	David Cooper	Federated Farmers of New Zealand		145.5	FS1132.1	Oppose	Accept		General
	1162	James Wilson Cooper		GTODD Law	145.5	FS1162.5	Oppose	Accept in Part		General
	1097	Jenny Carter	Queenstown Park Limited		145.5	FS1097.27	Support	Accept in Part		General
	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	145.5	FS1254.108	Oppose	Accept		General
	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.19		Oppose	Reject		General
	1162	James Wilson Cooper		GTODD Law	145.19	FS1162.19	Oppose	Accept		General
	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	145.19	FS1313.77	Oppose	Accept		General
	1347	Tim Burdon	Lakes Land Care		145.19	FS1347.11	Oppose	Accept		General
	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	145.19	FS1254.119	Oppose	Accept		General
	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.27		Other	Accept in Part		General
	1162	James Wilson Cooper		GTODD Law	145.27	FS1162.27	Oppose	Accept		General
	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	145.27	FS1313.62	Oppose	Accept		General
	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	145.27	FS1254.124	Oppose	Accept		General
	179	Colin Clune	Vodafone NZ		179.8		Oppose			General
	1121	Joanne Dowd	Aurora Energy Limited		179.8	FS1121.4	Support	Accept in Part		General
	1132	David Cooper	Federated Farmers of New Zealand		179.8	FS1132.4	Oppose	Accept in Part		General

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	187	Nicholas Kiddle			187.1		Support	Accept		General
	191	Matthew McCallum Clark	Spark Trading NZ Limited	Spark New Zealand Trading Limited	191.7		Oppose	Accept in Part		General
	1121	Joanne Dowd	Aurora Energy Limited		191.7	FS1121.7	Support	Accept		General
	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.1		Other	Accept in Part		General
	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.1	FS1107.6	Oppose	Accept in Part		General
	1154	Amy Wilson-White	Hogans Gully Farm Ltd	Brown & Company Planning Group Ltd	238.1	FS1154.3	Oppose	Accept in Part		General
	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.1	FS1226.6	Oppose	Accept in Part		General
	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.1	FS1234.6	Oppose	Accept in Part		General
	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.1	FS1239.6	Oppose	Accept in Part		General
	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.1	FS1241.6	Oppose	Accept in Part		General
	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.1	FS1248.6	Oppose	Accept in Part		General
	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.1	FS1249.6	Oppose	Accept in Part		General
	1097	Jenny Carter	Queenstown Park Limited		238.1	FS1097.69	Oppose	Accept in Part		General
	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.1	FS1157.10	Oppose	Accept in Part		General
	1242	Antony & Ruth Stokes			238.1	FS1242.29	Oppose	Accept in Part		General
	332	Rachel Brown	this is a personal submission		332.1		Support	Accept in Part		General
	333	Tim Medland			333.1		Support	Accept in Part		General
	335	Nic Blennerhassett			335.1		Other	Accept in Part		General
	339	Evan Alty			339.2		Support	Accept in Part		General
	340	Ros & Dennis Hughes			340.3		Other	Reject		General
	355	Louise Taylor	Matukituki Trust	c/- Mitchell Partnerships Ltd	355.1		Other	Accept in Part		General
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	355.1	FS1282.2	Oppose	Reject		
	1320	Scott Edgar	Just One Life Limited	Southern Land Ltd	355.1	FS1320.5	Oppose	Reject		General
	356	Louise Taylor	X-Ray Trust Limited	C/- Mitchell Partnerships.co.nz	356.34		Other	Accept in Part		General

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.31		Not Stated	Accept in Part		General
	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.31	FS1049.31	Oppose		Deferred to after the hearing of mapping and location of UGB's	General
	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.31	FS1095.31	Oppose		Deferred to after the hearing of mapping and location of UGB's	General
	408	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	408.28		Not Stated		Deferred to after the hearing of mapping and location of UGB's	General
	1167	Peter and Margaret Arnott		GTODD Law	408.28	FS1167.31	Oppose		Deferred to after the hearing of mapping and location of UGB's	General
	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	408.28	FS1270.57	Support		Deferred to after the hearing of mapping and location of UGB's	General
	421	Robert Monro	Two Degrees Mobile Limited		421.7		Oppose	Accept in Part		General
	516	Maree Baker-Galloway	MacFarlane Investments	Anderson Lloyd	516.1		Oppose	Reject		General
	517	Maree Baker-Galloway	John Thompson	Anderson Lloyd	517.1		Oppose	Reject		General
	570	Sean Dent	Shotover Hamlet Investments Limited	Southern Planning Group	570.3		Oppose	Accept in Part		General
	1297	Robert Stewart		Vanessa Robb, Anderson Lloyd	570.3	FS1297.3	Oppose		Deferred to the landscape line location hearing	General
	571	Sean Dent	Totally Tourism Limited	Southern Planning Group	571.6		Oppose	Reject		General
	624	D & M Columb		John Edmonds + Associates Ltd	624.6		Not Stated	Reject		General
	781	Matthew McCallum-Clark	Chorus New Zealand Limited	Incite	781.34		Oppose	Accept in Part		General
	798	Warren Hanley	Otago Regional Council		798.21		Other	Reject		General
	806	Jenny Carter	Queenstown Park Limited		806.8		Oppose	Reject		General
	807	Jenny Carter	Remarkables Park Limited		807.9		Oppose	Reject		General
	807	Jenny Carter	Remarkables Park Limited		807.30		Oppose	Reject		General
	808	Jenny Carter	Shotover Park Limited		808.1		Other	Reject		General
	808	Jenny Carter	Shotover Park Limited		808.2		Other	Reject		General
	808	Jenny Carter	Shotover Park Limited		808.3		Other	Reject		General
	836	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	836.15		Not Stated	Reject		General
	1341	Ben Farrell	Real Journeys Limited	John Edmonds & Associates Ltd	836.15	FS1341.29	Support	Reject		General

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	836.15	FS1342.19	Support	Reject		General
	1097	Jenny Carter	Queenstown Park Limited		836.15	FS1097.724	Support	Reject		General
	854	Ben Farrell	Slopehill Properties Limited	John Edmonds & Associates Ltd	854.4		Other	Reject		General
	1349	Louise Taylor	X-Ray Trust	MITCHELL PARTNERSHIPS LIMITED	854.4	FS1349.3	Oppose	Accept		General
	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	854.4	FS1286.57	Support		Deferred to after the hearing of mapping and location of UGB's	General
3.1Purpose	21	Alison Walsh			21.11		Support	Accept		General
3.1Purpose	21	Alison Walsh			21.12		Support	Accept		General
3.1Purpose	21	Alison Walsh			21.13		Support	Accept		General
3.1Purpose	46	Dave Attwell	N/A	N/A	46.1		Other	Reject		General
3.1Purpose	197	Jeffrey Hylton			197.7		Support	Accept		General
3.1Purpose	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.64		Other	Reject		General
3.1Purpose	1107	Graeme Todd	Man Street Properties Ltd	GTODD Law	238.64	FS1107.69	Oppose	Accept in Part		General
3.1Purpose	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.64	FS1157.11	Oppose	Accept in Part		General
3.1Purpose	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.64	FS1226.69	Oppose	Accept in Part		General
3.1Purpose	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.64	FS1234.69	Oppose	Accept in Part		General
3.1Purpose	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.64	FS1239.69	Oppose	Accept in Part		General
3.1Purpose	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.64	FS1241.69	Oppose	Accept in Part		General
3.1Purpose	1242	Antony & Ruth Stokes			238.64	FS1242.92	Oppose		Deferred to Hearing Stream 2 Commercial	General
3.1Purpose	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.64	FS1248.69	Oppose	Accept in Part		General
3.1Purpose	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.64	FS1249.69	Oppose	Accept in Part		General
3.1Purpose	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.134		Other	Reject		General
3.1Purpose	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.134	FS1157.12	Oppose	Accept in Part		General
3.1Purpose	1107	Graeme Todd	Man Street Properties Ltd	GTODD Law	238.134	FS1107.139	Oppose	Accept in Part		General
3.1Purpose	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.134	FS1226.139	Oppose	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.1Purpose	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.134	FS1234.139	Oppose	Accept in Part		General
3.1Purpose	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.134	FS1239.139	Oppose	Accept in Part		General
3.1Purpose	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.134	FS1241.139	Oppose	Accept in Part		General
3.1Purpose	1242	Antony & Ruth Stokes			238.134	FS1242.162	Oppose	Accept in Part		General
3.1Purpose	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.134	FS1248.139	Oppose	Accept in Part		General
3.1Purpose	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.134	FS1249.139	Oppose	Accept in Part		General
3.1Purpose	292	John Walker			292.1		Support	Accept		General
3.1Purpose	297	Robbie McGillivray	Taco Medic		297.1		Support	Accept in Part		General
3.1Purpose	1130	Robbie McGillivray			297.1	FS1130.1	Support	Accept		General
3.1Purpose	442	David and Margaret Bunn			442.1		Other	Reject		General
3.1Purpose	598	Bernie Napp	Straterra		598.1		Other	Reject		General
3.1Purpose	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.1	FS1287.29	Support	Reject		General
3.1Purpose	600	David Cooper	Federated Farmers of New Zealand		600.11		Other	Accept		General
3.1Purpose	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.11	FS1034.11	Oppose	Reject		General
3.1Purpose	1209	Richard Burdon			600.11	FS1209.11	Support	Accept		General
3.1Purpose	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.2		Other	Accept in Part		General
3.1Purpose	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.2	FS1034.160	Oppose	Accept in Part		General
3.1Purpose	719	Tony MacColl	NZ Transport Agency		719.4		Support	Accept		General
3.1Purpose	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.3		Support	Accept		General
3.1Purpose	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.3		Not Stated	Reject		General
3.2Goals, Objectives and Policies	10	Elizabeth Hanan			10.1		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1004	Elizabeth & Murray Hanan			10.1	FS1004.8	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		10.1	FS1097.2	Oppose	Reject		General
3.2Goals, Objectives and Policies	1119	Graeme Todd	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	GTodd Law	10.1	FS1119.1	Oppose		Deferred to Hearing Stream 3 Rural	General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	1143	James Schmidt			10.1	FS1143.1	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1154	Amy Wilson-White	Hogans Gully Farm Ltd	Brown & Company Planning Group Ltd	10.1	FS1154.1	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.1	FS1157.1	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	19	Kain Fround			19.2		Support	Accept		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		19.2	FS1117.2	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	21	Alison Walsh			21.14		Support	Accept		General
3.2Goals, Objectives and Policies	21	Alison Walsh			21.15		Support	Accept		General
3.2Goals, Objectives and Policies	21	Alison Walsh			21.16		Support	Accept		General
3.2Goals, Objectives and Policies	21	Alison Walsh			21.17		Support	Accept		General
3.2Goals, Objectives and Policies	120	Elizabeth Macdonald			120.2		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		120.2	FS1097.21	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	251	Megan Justice	PowerNet Limited	C/- Mitchell Partnerships Limited	251.3		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1040	Sue Maturin	Forest and Bird		251.3	FS1040.2	Oppose	Accept		General
3.2Goals, Objectives and Policies	1115	Jenny Carter	Queenstown Wharves Limited		251.3	FS1115.2	Support	Reject		General
3.2Goals, Objectives and Policies	1121	Joanne Dowd	Aurora Energy Limited		251.3	FS1121.9	Support	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		251.3	FS1097.90	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1132	David Cooper	Federated Farmers of New Zealand		251.3	FS1132.15	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1211	Rob Owen	New Zealand Defence Force		251.3	FS1211.33	Support	Accept in Part		General
3.2Goals, Objectives and Policies	289	A Brown			289.1		Other	Accept in Part		General
3.2Goals, Objectives and Policies	430	Amy Wilson-White	Ayrburn Farm Estate Ltd	Brown & Company Planning Group Ltd	430.3		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1084	Wendy Clarke			430.3	FS1084.4	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1086	J Hadley			430.3	FS1086.6	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1087	Robyn Hart			430.3	FS1087.4	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1099	Brendon and Katrina Thomas			430.3	FS1099.3	Oppose	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	1129	Graeme Hill		Graeme Todd GTODD LAW	430.3	FS1129.3	Oppose		Deferred to after the hearing of mapping and location of UGB's	General
3.2Goals, Objectives and Policies	1133	John Blair		Graeme Todd GTODD LAW	430.3	FS1133.4	Oppose		Deferred to after the hearing of mapping and location of UGB's	General
3.2Goals, Objectives and Policies	1349	Louise Taylor	X-Ray Trust	MITCHELL PARTNERSHIPS LIMITED	430.3	FS1349.1	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1349	Louise Taylor	X-Ray Trust	MITCHELL PARTNERSHIPS LIMITED	430.3	FS1349.2	Support	Reject		General
3.2Goals, Objectives and Policies	1050	Campbell Hodgson	Jan Andersson	Galloway Cook Allan	430.3	FS1050.23	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1082	J and R Hadley			430.3	FS1082.20	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1089	Mark McGuinness			430.3	FS1089.22	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1146	Lee Nicolson			430.3	FS1146.21	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		430.3	FS1097.281	Support	Accept in Part		General
3.2Goals, Objectives and Policies	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.39		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.39	FS1077.21	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1092	Tony MacColl	NZ Transport Agency		433.39	FS1092.12	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1211	Rob Owen	New Zealand Defence Force		433.39	FS1211.35	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		433.39	FS1097.325	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		433.39	FS1117.180	Support	Accept in Part		General
3.2Goals, Objectives and Policies	438	Alice Burnett	New Zealand Fire Service	Alice Burnett Beca Ltd	438.3		Other	Reject		General
3.2Goals, Objectives and Policies	1160	Warren Hanley	Otago Regional Council	Fraser McRae	438.3	FS1160.2	Support	Reject		General
3.2Goals, Objectives and Policies	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.6		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.6	FS1345.13	Support	Reject		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		607.6	FS1097.545	Support	Reject		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		607.6	FS1117.239	Support	Reject		General
3.2Goals, Objectives and Policies	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.7		Not Stated	Accept		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.7	FS1345.14	Support	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		607.7	FS1097.546	Support	Accept		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		607.7	FS1117.240	Support	Accept		General
3.2Goals, Objectives and Policies	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.8		Not Stated	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.8	FS1345.15	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		607.8	FS1097.558	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		607.8	FS1117.241	Support	Accept in Part		General
3.2Goals, Objectives and Policies	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.1		Other	Reject		General
3.2Goals, Objectives and Policies	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.1	FS1034.159	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.6		Oppose	Reject		General
3.2Goals, Objectives and Policies	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.6	FS1105.6	Support	Reject		General
3.2Goals, Objectives and Policies	1137	Kay Curtis			615.6	FS1137.7	Support	Reject		General
3.2Goals, Objectives and Policies	1153	Amy Wilson-White	Mount Cardrona Station Ltd	Brown & Company Planning Group Ltd	615.6	FS1153.6	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		615.6	FS1097.597	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		615.6	FS1117.249	Support	Accept in Part		General
3.2Goals, Objectives and Policies	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.7		Oppose	Accept		General
3.2Goals, Objectives and Policies	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.7	FS1105.7	Support	Accept		General
3.2Goals, Objectives and Policies	1137	Kay Curtis			615.7	FS1137.8	Support	Accept		General
3.2Goals, Objectives and Policies	1153	Amy Wilson-White	Mount Cardrona Station Ltd	Brown & Company Planning Group Ltd	615.7	FS1153.7	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		615.7	FS1097.598	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		615.7	FS1117.250	Support	Accept in Part		General
3.2Goals, Objectives and Policies	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.8		Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.8	FS1105.8	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1137	Kay Curtis			615.8	FS1137.9	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1153	Amy Wilson-White	Mount Cardrona Station Ltd	Brown & Company Planning Group Ltd	615.8	FS1153.8	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1329	Chris Ferguson	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	Boffa Miskell Ltd	615.8	FS1329.1	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1330	Chris Ferguson	Treble Cone Investments Limited	Boffa Miskell Ltd	615.8	FS1330.1	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		615.8	FS1097.599	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		615.8	FS1117.251	Support	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.6		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1152	Amy Wilson-White	Kawarau Jet Services Holdings Ltd	Brown & Company Planning Group Ltd	621.6	FS1152.2	Support	Reject		General
3.2Goals, Objectives and Policies	1330	Chris Ferguson	Treble Cone Investments Limited	Boffa Miskell Ltd	621.6	FS1330.11	Support	Reject		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.6	FS1345.22	Support	Reject		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		621.6	FS1097.610	Support	Reject		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		621.6	FS1117.256	Support	Reject		General
3.2Goals, Objectives and Policies	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.7		Not Stated	Accept		General
3.2Goals, Objectives and Policies	1152	Amy Wilson-White	Kawarau Jet Services Holdings Ltd	Brown & Company Planning Group Ltd	621.7	FS1152.3	Support	Accept		General
3.2Goals, Objectives and Policies	1333	Jayne Macdonald	Queenstown Rafting Limited		621.7	FS1333.5	Support	Accept		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.7	FS1345.23	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		621.7	FS1097.611	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		621.7	FS1117.257	Support	Accept in Part		General
3.2Goals, Objectives and Policies	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.8		Not Stated	Accept in Part		General
3.2Goals, Objectives and Policies	1152	Amy Wilson-White	Kawarau Jet Services Holdings Ltd	Brown & Company Planning Group Ltd	621.8	FS1152.4	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1329	Chris Ferguson	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	Boffa Miskell Ltd	621.8	FS1329.18	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.8	FS1345.24	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		621.8	FS1097.605	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		621.8	FS1117.258	Support	Accept in Part		General
3.2Goals, Objectives and Policies	624	D & M Columb		John Edmonds + Associates Ltd	624.7		Not Stated	Accept in Part		General
3.2Goals, Objectives and Policies	624	D & M Columb		John Edmonds + Associates Ltd	624.8		Not Stated	Accept in Part		General
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.6		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.6	FS1347.86	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.6	FS1097.623	Support	Reject		General
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.7		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.7	FS1347.87	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.7	FS1097.624	Support	Reject		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.8		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.8	FS1347.88	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.8	FS1097.625	Support	Reject		General
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.9		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1132	David Cooper	Federated Farmers of New Zealand		625.9	FS1132.35	Oppose	Accept		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.9	FS1347.89	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.9	FS1097.626	Oppose	Accept		General
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.10		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1132	David Cooper	Federated Farmers of New Zealand		625.10	FS1132.36	Oppose	Accept		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.10	FS1347.90	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.10	FS1097.627	Support	Reject		General
3.2Goals, Objectives and Policies	625	John Wellington	Upper Clutha Track Trust		625.11		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1347	Tim Burdon	Lakes Land Care		625.11	FS1347.91	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		625.11	FS1097.628	Support	Reject		General
3.2Goals, Objectives and Policies	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.10		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1211	Rob Owen	New Zealand Defence Force		635.10	FS1211.15	Support	Reject		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		635.10	FS1097.641	Support	Reject		General
3.2Goals, Objectives and Policies	671	Mandy Kennedy	Queenstown Trails Trust		671.1		Oppose	Reject		General
3.2Goals, Objectives and Policies	1132	David Cooper	Federated Farmers of New Zealand		671.1	FS1132.47	Oppose	Accept		General
3.2Goals, Objectives and Policies	1015	Bernie Napp	Straterra		671.1	FS1015.104	Oppose	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		671.1	FS1097.648	Support	Reject		General
3.2Goals, Objectives and Policies	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	671.1	FS1287.146	Oppose	Accept		General
3.2Goals, Objectives and Policies	677	James Aoake	Amrta Land Ltd	John Edmonds + Associates Ltd	677.2		Other	Reject		General
3.2Goals, Objectives and Policies	1035	Mark Crook			677.2	FS1035.2	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1074	Alistair Angus			677.2	FS1074.2	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1312	AG Angus			677.2	FS1312.2	Oppose	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	1364	John and Kay Richards			677.2	FS1364.2	Oppose	Accept in Part		
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		677.2	FS1097.652	Support	Reject		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		677.2	FS1117.266	Support	Reject		General
3.2Goals, Objectives and Policies	677	James Aoake	Amrta Land Ltd	John Edmonds + Associates Ltd	677.3		Other	Accept		General
3.2Goals, Objectives and Policies	1035	Mark Crook			677.3	FS1035.3	Oppose	Reject		General
3.2Goals, Objectives and Policies	1074	Alistair Angus			677.3	FS1074.3	Oppose	Reject		General
3.2Goals, Objectives and Policies	1312	AG Angus			677.3	FS1312.3	Oppose	Reject		General
	1364	John and Kay Richards			677.3	FS1364.3	Oppose	Reject		
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		677.3	FS1097.653	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		677.3	FS1117.267	Support	Accept in Part		General
3.2Goals, Objectives and Policies	677	James Aoake	Amrta Land Ltd	John Edmonds + Associates Ltd	677.4		Other	Accept in Part		General
3.2Goals, Objectives and Policies	1035	Mark Crook			677.4	FS1035.4	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1074	Alistair Angus			677.4	FS1074.4	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1312	AG Angus			677.4	FS1312.4	Oppose	Accept in Part		General
	1364	John and Kay Richards			677.4	FS1364.4	Oppose	Accept in Part		
3.2Goals, Objectives and Policies	1132	David Cooper	Federated Farmers of New Zealand		677.4	FS1132.48	Oppose	Accept in Part		General
3.2Goals, Objectives and Policies	1015	Bernie Napp	Straterra		677.4	FS1015.105	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		677.4	FS1097.654	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		677.4	FS1117.268	Support	Accept in Part		General
3.2Goals, Objectives and Policies	696	James Aoake	Millbrook Country Club Ltd	John Edmonds + Associates Ltd	696.3		Oppose	Reject		General
3.2Goals, Objectives and Policies	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.4		Not Stated	Reject		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	716.4	FS1345.31	Support	Reject		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		716.4	FS1097.686	Support	Reject		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		716.4	FS1117.274	Support	Reject		General
3.2Goals, Objectives and Policies	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.5		Not Stated	Accept		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	716.5	FS1345.32	Support	Accept		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		716.5	FS1097.687	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		716.5	FS1117.275	Support	Accept in Part		General

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2Goals, Objectives and Policies	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.6		Not Stated	Accept in Part		General
3.2Goals, Objectives and Policies	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	716.6	FS1345.33	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1097	Jenny Carter	Queenstown Park Limited		716.6	FS1097.688	Support	Accept in Part		General
3.2Goals, Objectives and Policies	1117	Jenny Carter	Remarkables Park Limited		716.6	FS1117.276	Support	Accept in Part		General
3.2Goals, Objectives and Policies	784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.3		Not Stated	Reject		General
3.2Goals, Objectives and Policies	784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.4		Not Stated	Reject		General
3.2Goals, Objectives and Policies	807	Jenny Carter	Remarkables Park Limited		807.31		Oppose	Reject		General
3.2Goals, Objectives and Policies	807	Jenny Carter	Remarkables Park Limited		807.32		Oppose	Reject		General
3.2.1Goal 1.	10	Elizabeth Hanan			10.7		Other	Accept in Part		Goal 1
3.2.1Goal 1.	1117	Jenny Carter	Remarkables Park Limited		10.7	FS1117.1	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.7	FS1157.7	Oppose	Reject		Goal 1
3.2.1Goal 1.	21	Alison Walsh			21.18		Support	Accept		Goal 1
3.2.1Goal 1.	28	John Hogue			28.1		Other	Reject		Goal 1
3.2.1Goal 1.	115	Florence Micoud			115.2		Other	Reject		Goal 1
3.2.1Goal 1.	197	Jeffrey Hylton			197.8		Support	Accept in Part		Goal 1
3.2.1Goal 1.	199	Craig Douglas			199.1		Support	Accept in Part		Goal 1
3.2.1Goal 1.	199	Craig Douglas			199.2		Support	Accept in Part		Goal 1
3.2.1Goal 1.	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.135		Other	Reject		Goal 1
3.2.1Goal 1.	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.135	FS1157.13	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.135	FS1107.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.135	FS1226.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.135	FS1234.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.135	FS1239.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.135	FS1241.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1242	Antony & Ruth Stokes			238.135	FS1242.163	Oppose	Accept in Part		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1Goal 1.	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.135	FS1248.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.135	FS1249.140	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	292	John Walker			292.2		Support	Accept in Part		Goal 1
3.2.1Goal 1.	598	Bernie Napp	Straterra		598.2		Support	Accept		Goal 1
3.2.1Goal 1.	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.2	FS1287.30	Support	Accept in Part		Goal 1
3.2.1Goal 1.	600	David Cooper	Federated Farmers of New Zealand		600.12		Support	Accept		Goal 1
3.2.1Goal 1.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.12	FS1034.12	Oppose	Reject		Goal 1
3.2.1Goal 1.	1209	Richard Burdon			600.12	FS1209.12	Support	Accept in Part		Goal 1
3.2.1Goal 1.	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.3		Oppose	Reject		Goal 1
3.2.1Goal 1.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.3	FS1034.161	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	1097	Jenny Carter	Queenstown Park Limited		608.3	FS1097.564	Support	Reject		Goal 1
3.2.1Goal 1.	707	Phil Page	Wanaka on Water	Galloway Cook Allan	707.1		Not Stated	Accept		Goal 1
3.2.1Goal 1.	725	Andrew Lovelock	Ian Percy & Fiona Aitken Family Trust	Galloway Cook Allan	725.1		Not Stated	Reject		Goal 1
3.2.1Goal 1.	1013	Alison Devlin	Orchard Road Holdings Limited		725.1	FS1013.4	Oppose	Accept in Part		Goal 1
3.2.1Goal 1.	806	Jenny Carter	Queenstown Park Limited		806.9		Oppose	Reject		Goal 1
3.2.1Goal 1.	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.4		Not Stated	Accept in Part		Goal 1
3.2.1.1Objective 1.	249	Alison Devlin	Willowridge Developments Limited		249.2		Oppose	Reject		Goal 1
3.2.1.1Objective 1.	1117	Jenny Carter	Remarkables Park Limited		249.2	FS1117.17	Support	Reject		Goal 1
3.2.1.1Objective 1.	707	Phil Page	Wanaka on Water	Galloway Cook Allan	707.2		Not Stated	Accept		Goal 1
3.2.1.1Objective 1.	806	Jenny Carter	Queenstown Park Limited		806.10		Oppose	Reject		Goal 1
3.2.1.1Objective 1.	1012	Alison Devlin	Willowridge Developments Limited		806.10	FS1012.57	Support	Reject		Goal 1
3.2.1.1Objective 1.	807	Jenny Carter	Remarkables Park Limited		807.33		Oppose	Accept in Part		Goal 1
3.2.1.1Objective 1.	807	Jenny Carter	Remarkables Park Limited		807.34		Oppose	Accept in Part		Goal 1
3.2.1.1Objective 1.	807	Jenny Carter	Remarkables Park Limited		807.35		Oppose	Reject		Goal 1
3.2.1.1.1.	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.136		Other	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.1.1.	1097	Jenny Carter	Queenstown Park Limited		238.136	FS1097.79	Support	Reject		Goal 1
3.2.1.1.1.	1117	Jenny Carter	Remarkables Park Limited		238.136	FS1117.11	Support	Reject		Goal 1
3.2.1.1.1.	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.136	FS1157.14	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.136	FS1107.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.136	FS1226.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.136	FS1234.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.136	FS1239.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.136	FS1241.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1242	Antony & Ruth Stokes			238.136	FS1242.164	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.136	FS1248.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.136	FS1249.141	Oppose	Accept in Part		Goal 1
3.2.1.1.1.	249	Alison Devlin	Willowridge Developments Limited		249.3		Oppose	Reject		Goal 1
3.2.1.1.1.	707	Phil Page	Wanaka on Water	Galloway Cook Allan	707.3		Not Stated	Accept		Goal 1
3.2.1.1.1.	806	Jenny Carter	Queenstown Park Limited		806.11		Oppose	Reject		Goal 1
3.2.1.1.1.	1012	Alison Devlin	Willowridge Developments Limited		806.11	FS1012.58	Support	Reject		Goal 1
3.2.1.1.2.	249	Alison Devlin	Willowridge Developments Limited		249.4		Oppose	Reject		Goal 1
3.2.1.1.2.	1097	Jenny Carter	Queenstown Park Limited		249.4	FS1097.87	Oppose	Accept in Part		Goal 1
3.2.1.1.2.	806	Jenny Carter	Queenstown Park Limited		806.12		Other	Reject		Goal 1
3.2.1.1.2.	1012	Alison Devlin	Willowridge Developments Limited		806.12	FS1012.59	Support	Reject		Goal 1
3.2.1.1.3.	249	Alison Devlin	Willowridge Developments Limited		249.5		Oppose	Reject		Goal 1
3.2.1.1.3.	1117	Jenny Carter	Remarkables Park Limited		249.5	FS1117.18	Support	Reject		Goal 1
3.2.1.1.3.	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.10		Not Stated	Reject		Goal 1
3.2.1.1.3.	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.10	FS1345.16	Support	Reject		Goal 1
3.2.1.1.3.	1097	Jenny Carter	Queenstown Park Limited		607.10	FS1097.548	Support	Reject		Goal 1
3.2.1.1.3.	1117	Jenny Carter	Remarkables Park Limited		607.10	FS1117.243	Support	Reject		Goal 1
3.2.1.1.3.	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.10		Oppose	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.1.3.	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.10	FS1105.10	Support	Reject		Goal 1
3.2.1.1.3.	1137	Kay Curtis			615.10	FS1137.11	Support	Reject		Goal 1
3.2.1.1.3.	1097	Jenny Carter	Queenstown Park Limited		615.10	FS1097.601	Support	Reject		Goal 1
3.2.1.1.3.	1117	Jenny Carter	Remarkables Park Limited		615.10	FS1117.254	Support	Reject		Goal 1
3.2.1.1.3.	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.10		Not Stated	Reject		Goal 1
3.2.1.1.3.	1152	Amy Wilson-White	Kawarau Jet Services Holdings Ltd	Brown & Company Planning Group Ltd	621.10	FS1152.6	Support	Reject		Goal 1
3.2.1.1.3.	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.10	FS1345.26	Support	Reject		Goal 1
3.2.1.1.3.	1097	Jenny Carter	Queenstown Park Limited		621.10	FS1097.612	Support	Reject		Goal 1
3.2.1.1.3.	1117	Jenny Carter	Remarkables Park Limited		621.10	FS1117.260	Support	Reject		Goal 1
3.2.1.1.3.	624	D & M Columb		John Edmonds + Associates Ltd	624.10		Not Stated	Reject		Goal 1
3.2.1.1.3.	806	Jenny Carter	Queenstown Park Limited		806.13		Other	Reject		Goal 1
3.2.1.2Objective 2.	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.137		Other	Accept in Part		Goal 1
3.2.1.2Objective 2.	1117	Jenny Carter	Remarkables Park Limited		238.137	FS1117.12	Support	Accept in Part		Goal 1
3.2.1.2Objective 2.	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.137	FS1157.15	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.137	FS1107.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.137	FS1226.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.137	FS1234.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.137	FS1239.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.137	FS1241.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1242	Antony & Ruth Stokes			238.137	FS1242.165	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.137	FS1248.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.137	FS1249.142	Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	249	Alison Devlin	Willowridge Developments Limited		249.6		Oppose	Reject		Goal 1
3.2.1.2Objective 2.	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.4		Support	Accept		Goal 1
3.2.1.2Objective 2.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.4	FS1034.162	Oppose	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.2Objective 2.	726	James Aoake	Upper Clutha Transport	John Edmonds + Associates Ltd	726.1		Support	Accept		Goal 1
3.2.1.2Objective 2.	806	Jenny Carter	Queenstown Park Limited		806.14		Other	Reject		Goal 1
3.2.1.2Objective 2.	807	Jenny Carter	Remarkables Park Limited		807.36		Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	807	Jenny Carter	Remarkables Park Limited		807.37		Oppose	Accept in Part		Goal 1
3.2.1.2Objective 2.	807	Jenny Carter	Remarkables Park Limited		807.38		Oppose	Reject		Goal 1
3.2.1.2.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.5		Oppose	Reject		Goal 1
3.2.1.2.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.5	FS1034.163	Oppose	Accept in Part		Goal 1
3.2.1.2.1	806	Jenny Carter	Queenstown Park Limited		806.15		Oppose	Reject		Goal 1
3.2.1.2.2.	726	James Aoake	Upper Clutha Transport	John Edmonds + Associates Ltd	726.2		Not Stated	Reject		Goal 1
3.2.1.2.2.	806	Jenny Carter	Queenstown Park Limited		806.16		Other	Reject		Goal 1
3.2.1.2.3.	361	Jayne Macdonald	Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd	Mactodd	361.5		Oppose	Accept		Goal 1
3.2.1.2.3.	1118	Rebecca Lucas	Robins Road Limited		361.5	FS1118.5	Support	Accept in Part		Goal 1
3.2.1.2.3.	1164	Jenny Carter	Shotover Park Limited		361.5	FS1164.2	Oppose	Reject		Goal 1
3.2.1.2.3.	1229	Scott Dent	NXski Limited	C/- Southern Planning Group	361.5	FS1229.5	Support	Accept in Part		Goal 1
3.2.1.2.3.	1296	Dan Wells	RCL Queenstown PTY Limited (RCL)	John Edmonds & Associates Ltd	361.5	FS1296.5	Oppose	Reject		Goal 1
3.2.1.2.3.	768	Mark Laurenson	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Burton Planning Consultants Limited	768.5		Oppose	Reject		Goal 1
3.2.1.2.3.	1164	Jenny Carter	Shotover Park Limited		768.5	FS1164.14	Support	Reject		Goal 1
3.2.1.2.3.	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	768.5	FS1287.136	Support	Reject		Goal 1
3.2.1.2.3.	806	Jenny Carter	Queenstown Park Limited		806.17		Oppose	Reject		Goal 1
3.2.1.3Objective 3.	307	Amy Wilson-White	Kawarau Jet Services Holdings Ltd	Brown and Company Planning Group Ltd	307.1		Support	Reject		Goal 1
3.2.1.3Objective 3.	1235	Eddie McKenzie	Jet Boating New Zealand		307.1	FS1235.15	Support	Reject		Goal 1
3.2.1.3Objective 3.	1341	Ben Farrell	Real Journeys Limited	John Edmonds & Associates Ltd	307.1	FS1341.33	Support	Reject		Goal 1
3.2.1.3Objective 3.	1097	Jenny Carter	Queenstown Park Limited		307.1	FS1097.139	Support	Reject		Goal 1
3.2.1.3Objective 3.	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.8		Not Stated	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.3Objective 3.	1356	Graeme Todd	Cabo Limited	GTodd Law	519.8	FS1356.8	Oppose	Accept in Part		Goal 1
3.2.1.3Objective 3.	1015	Bernie Napp	Straterra		519.8	FS1015.44	Support	Reject		Goal 1
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.8	FS1282.48	Oppose	Accept in Part		
3.2.1.3Objective 3.	598	Bernie Napp	Straterra		598.3		Support	Accept		Goal 1
3.2.1.3Objective 3.	1040	Sue Maturin	Forest and Bird		598.3	FS1040.31	Oppose	Reject		Goal 1
3.2.1.3Objective 3.	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.3	FS1287.31	Support	Accept in Part		Goal 1
3.2.1.3Objective 3.	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.6		Support	Accept		Goal 1
3.2.1.3Objective 3.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.6	FS1034.164	Oppose	Reject		Goal 1
3.2.1.3Objective 3.	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.1		Other	Reject		Goal 1
3.2.1.3Objective 3.	806	Jenny Carter	Queenstown Park Limited		806.18		Support	Accept		Goal 1
3.2.1.3Objective 3.	807	Jenny Carter	Remarkables Park Limited		807.39		Support	Accept		Goal 1
3.2.1.3.1.	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.11		Not Stated	Reject		Goal 1
3.2.1.3.1.	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.11	FS1345.17	Support	Reject		Goal 1
3.2.1.3.1.	1117	Jenny Carter	Remarkables Park Limited		607.11	FS1117.244	Support	Reject		Goal 1
3.2.1.3.1.	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.7		Support	Reject		Goal 1
3.2.1.3.1.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.7	FS1034.165	Oppose	Accept in Part		Goal 1
3.2.1.3.1.	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.11		Oppose	Reject		Goal 1
3.2.1.3.1.	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.11	FS1105.11	Support	Reject		Goal 1
3.2.1.3.1.	1137	Kay Curtis			615.11	FS1137.12	Support	Reject		Goal 1
3.2.1.3.1.	1117	Jenny Carter	Remarkables Park Limited		615.11	FS1117.253	Support	Reject		Goal 1
3.2.1.3.1.	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.11		Not Stated	Reject		Goal 1
3.2.1.3.1.	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.11	FS1345.25	Support	Reject		Goal 1
3.2.1.3.1.	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.8		Not Stated	Reject		Goal 1
3.2.1.3.1.	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	716.8	FS1345.34	Support	Reject		Goal 1
3.2.1.3.1.	1097	Jenny Carter	Queenstown Park Limited		716.8	FS1097.690	Support	Reject		Goal 1
3.2.1.3.1.	1117	Jenny Carter	Remarkables Park Limited		716.8	FS1117.278	Support	Reject		Goal 1
3.2.1.3.1.	806	Jenny Carter	Queenstown Park Limited		806.19		Support	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.3.1.	807	Jenny Carter	Remarkables Park Limited		807.40		Oppose	Reject		Goal 1
3.2.1.3.2.	598	Bernie Napp	Straterra		598.4		Other	Reject		Goal 1
3.2.1.3.2.	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.4	FS1287.32	Support	Reject		Goal 1
3.2.1.3.2.	806	Jenny Carter	Queenstown Park Limited		806.20		Support	Accept		Goal 1
3.2.1.4Objective 4	217	Jay Berriman			217.1		Support	Reject		Goal 1
3.2.1.4Objective 4	343	Amy Wilson-White	ZJV (NZ) Limited	Brown & Company Planning Group Ltd	343.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		343.1	FS1097.187	Support	Reject		Goal 1
3.2.1.4Objective 4	345	(K)John McQuilkin		Brown & Company Planning Group Ltd	345.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		345.1	FS1097.194	Support	Accept in Part		Goal 1
3.2.1.4Objective 4	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.1		Support	Reject		Goal 1
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.1	FS1282.15	Oppose	Reject		
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		375.1	FS1097.231	Support	Reject		Goal 1
3.2.1.4Objective 4	407	Amy Wilson-White	Mount Cardrona Station Limited	Brown & Company Planning Group Ltd	407.2		Support	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		407.2	FS1097.263	Support	Reject		Goal 1
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.3		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.3	FS1097.733	Support	Reject		
3.2.1.4Objective 4	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		456.1	FS1097.426	Support	Reject		Goal 1
3.2.1.4Objective 4	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1004	Elizabeth & Murray Hanan			513.1	FS1004.6	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		513.1	FS1097.443	Support	Reject		Goal 1
3.2.1.4Objective 4	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.9		Other	Accept in Part		Goal 1
3.2.1.4Objective 4	1356	Graeme Todd	Cabo Limited	GTodd Law	519.9	FS1356.9	Oppose	Reject		Goal 1
3.2.1.4Objective 4	1015	Bernie Napp	Straterra		519.9	FS1015.45	Support	Accept in Part		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		519.9	FS1097.482	Support	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.4Objective 4	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.10		Other	Reject		Goal 1
3.2.1.4Objective 4	1015	Bernie Napp	Straterra		519.10	FS1015.46	Support	Reject		Goal 1
3.2.1.4Objective 4	1356	Graeme Todd	Cabo Limited	GTodd Law	519.10	FS1356.10	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		519.10	FS1097.483	Support	Reject		Goal 1
3.2.1.4Objective 4	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.1	FS1292.50	Support	Reject		Goal 1
3.2.1.4Objective 4	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1322	Jayne Macdonald	Juie Q.T. Limited		532.1	FS1322.5	Support	Reject		Goal 1
3.2.1.4Objective 4	1071	The Secretary	Lake Hayes Estate Community Association		532.1	FS1071.59	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1322	Jayne Macdonald	Juie Q.T. Limited		534.1	FS1322.41	Support	Reject		Goal 1
3.2.1.4Objective 4	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.1		Other	Reject		Goal 1
3.2.1.4Objective 4	1068	Keri & Roland Lemaire-Sicre			535.1	FS1068.1	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1071	The Secretary	Lake Hayes Estate Community Association		535.1	FS1071.14	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1322	Jayne Macdonald	Juie Q.T. Limited		535.1	FS1322.78	Support	Reject		Goal 1
3.2.1.4Objective 4	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.1		Not Stated	Reject		Goal 1
3.2.1.4Objective 4	1120	Michael Brial			537.1	FS1120.5	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.1	FS1292.5	Support	Reject		Goal 1
3.2.1.4Objective 4	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.1	FS1256.19	Support	Reject		Goal 1
3.2.1.4Objective 4	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.1	FS1286.10	Support	Reject		Goal 1
3.2.1.4Objective 4	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.43		Other	Reject		Goal 1
3.2.1.4Objective 4	1120	Michael Brial			537.43	FS1120.47	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.43	FS1256.61	Support	Reject		Goal 1
3.2.1.4Objective 4	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.43	FS1286.52	Support	Reject		Goal 1
3.2.1.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.43	FS1292.47	Support	Reject		Goal 1
3.2.1.4Objective 4	598	Bernie Napp	Straterra		598.5		Other	Reject		Goal 1

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3.2.1.4Objective 4	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.5	FS1287.33	Support	Reject		Goal 1
3.2.1.4Objective 4	600	David Cooper	Federated Farmers of New Zealand		600.13		Other	Reject		Goal 1
3.2.1.4Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.13	FS1034.13	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1040	Sue Maturin	Forest and Bird		600.13	FS1040.42	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1209	Richard Burdon			600.13	FS1209.13	Support	Reject		Goal 1
3.2.1.4Objective 4	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.12		Not Stated	Reject		Goal 1
3.2.1.4Objective 4	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.12	FS1345.19	Support	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		607.12	FS1097.549	Support	Reject		Goal 1
3.2.1.4Objective 4	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.8		Other	Accept in Part		Goal 1
3.2.1.4Objective 4	1154	Amy Wilson-White	Hogans Gully Farm Ltd	Brown & Company Planning Group Ltd	608.8	FS1154.7	Support	Reject		Goal 1
3.2.1.4Objective 4	1158	Amy Wilson-White	ZJV (NZ) Ltd	Brown & Company Planning Group Ltd	608.8	FS1158.3	Support	Reject		Goal 1
3.2.1.4Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.8	FS1034.166	Oppose	Accept in Part		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		608.8	FS1097.565	Support	Reject		Goal 1
3.2.1.4Objective 4	1117	Jenny Carter	Remarkables Park Limited		608.8	FS1117.245	Support	Reject		Goal 1
3.2.1.4Objective 4	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.12		Oppose	Reject		Goal 1
3.2.1.4Objective 4	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.12	FS1105.12	Support	Reject		Goal 1
3.2.1.4Objective 4	1137	Kay Curtis			615.12	FS1137.13	Support	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		615.12	FS1097.602	Support	Reject		Goal 1
3.2.1.4Objective 4	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.12		Not Stated	Reject		Goal 1
3.2.1.4Objective 4	624	D & M Columb		John Edmonds + Associates Ltd	624.11		Not Stated	Reject		Goal 1
3.2.1.4Objective 4	696	James Aoake	Millbrook Country Club Ltd	John Edmonds + Associates Ltd	696.2		Other	Reject		Goal 1
3.2.1.4Objective 4	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.9		Not Stated	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		716.9	FS1097.691	Support	Reject		Goal 1
3.2.1.4Objective 4	1117	Jenny Carter	Remarkables Park Limited		716.9	FS1117.279	Support	Reject		Goal 1
3.2.1.4Objective 4	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.35		Other	Reject		Goal 1
3.2.1.4Objective 4	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.36		Other	Reject		Goal 1
3.2.1.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		761.36	FS1097.703	Support	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.4Objective 4	791	Tim Burdon			791.4		Other	Reject		Goal 1
3.2.1.4Objective 4	794	Tim Burdon	Lakes Land Care		794.4		Other	Accept in Part		Goal 1
3.2.1.4Objective 4	806	Jenny Carter	Queenstown Park Limited		806.22		Other	Reject		Goal 1
3.2.1.4Objective 4	807	Jenny Carter	Remarkables Park Limited		807.41		Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	117	Maggie Lawton			117.38		Support	Reject		Goal 1
3.2.1.5Objective 5	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.138		Other	Reject		Goal 1
3.2.1.5Objective 5	1117	Jenny Carter	Remarkables Park Limited		238.138	FS1117.13	Support	Reject		Goal 1
3.2.1.5Objective 5	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.138	FS1157.16	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.138	FS1107.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.138	FS1226.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.138	FS1234.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.138	FS1239.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.138	FS1241.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1242	Antony & Ruth Stokes			238.138	FS1242.166	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.138	FS1248.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.138	FS1249.143	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	251	Megan Justice	PowerNet Limited	C/- Mitchell Partnerships Limited	251.1		Other	Accept in Part		Goal 1
3.2.1.5Objective 5	1092	Tony MacColl	NZ Transport Agency		251.1	FS1092.3	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1115	Jenny Carter	Queenstown Wharves Limited		251.1	FS1115.1	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1121	Joanne Dowd	Aurora Energy Limited		251.1	FS1121.8	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		251.1	FS1097.89	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1117	Jenny Carter	Remarkables Park Limited		251.1	FS1117.19	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1132	David Cooper	Federated Farmers of New Zealand		251.1	FS1132.14	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.3		Other	Reject		Goal 1
3.2.1.5Objective 5	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	271.3	FS1340.8	Support	Reject		Goal 1

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.1.5Objective 5	1117	Jenny Carter	Remarkables Park Limited		271.3	FS1117.23	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		271.3	FS1097.106	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	315	Scott Edgar	The Alpine Group Limited	Southern Land	315.2		Support	Accept		Goal 1
3.2.1.5Objective 5	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.37		Other	Accept in Part		Goal 1
3.2.1.5Objective 5	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.37	FS1077.19	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	1117	Jenny Carter	Remarkables Park Limited		433.37	FS1117.93	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		433.37	FS1097.323	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.11		Other	Accept in Part		Goal 1
3.2.1.5Objective 5	1159	Megan Justice	PowerNet Ltd	Mitchell Partnerships Ltd	635.11	FS1159.2	Support	Accept in Part		Goal 1
3.2.1.5Objective 5	719	Tony MacColl	NZ Transport Agency		719.5		Support	Accept in Part		Goal 1
3.2.1.5Objective 5	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.22		Other	Accept in Part		Goal 1
3.2.1.5Objective 5	806	Jenny Carter	Queenstown Park Limited		806.21		Other	Accept in Part		Goal 1
3.2.1.5Objective 5	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		806.21	FS1077.66	Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	807	Jenny Carter	Remarkables Park Limited		807.42		Oppose	Accept in Part		Goal 1
3.2.1.5Objective 5	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		807.42	FS1077.69	Oppose	Accept in Part		Goal 1
3.2.2Goal 2	21	Alison Walsh			21.19		Support	Accept		Goal 2
3.2.2Goal 2	197	Jeffrey Hylton			197.9		Support	Accept in Part		Goal 2
3.2.2Goal 2	199	Craig Douglas			199.3		Other	Reject		Goal 2
3.2.2Goal 2	255	Noel Beggs	N.W. & C.E. BEGGS		255.1		Other	Reject		Goal 2
3.2.2Goal 2	292	John Walker			292.3		Support	Reject		Goal 2
3.2.2Goal 2	294	Steven Bunn			294.1		Oppose	Reject		Goal 2
3.2.2Goal 2	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PB JV))	C/- Mitchell Partnerships Limited	378.1		Other	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.2Goal 2	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.1	FS1049.1	Oppose	Reject		Goal 2
3.2.2Goal 2	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.1	FS1095.1	Oppose	Reject		Goal 2
3.2.2Goal 2	383	Vanessa van Uden	Queenstown Lakes District Council		383.9		Other	Accept		Goal 2
3.2.2Goal 2	442	David and Margaret Bunn			442.2		Oppose	Accept in Part		Goal 2
3.2.2Goal 2	471	Reece Gibson			471.1		Support	Accept in Part		Goal 2
3.2.2Goal 2	1092	Tony MacColl	NZ Transport Agency		471.1	FS1092.17	Support	Accept in Part		Goal 2
3.2.2Goal 2	600	David Cooper	Federated Farmers of New Zealand		600.14		Support	Accept		Goal 2
3.2.2Goal 2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.14	FS1034.14	Oppose	Reject		Goal 2
3.2.2Goal 2	1209	Richard Burdon			600.14	FS1209.14	Support	Accept in Part		Goal 2
3.2.2Goal 2	633	Nick Flight			633.1		Not Stated	Reject		Goal 2
3.2.2Goal 2	719	Tony MacColl	NZ Transport Agency		719.6		Support	Accept		Goal 2
3.2.2Goal 2	773	John & Jill Blennerhassett			773.1		Other	Accept in Part		Goal 2
3.2.2Goal 2	806	Jenny Carter	Queenstown Park Limited		806.23		Other	Accept in Part		Goal 2
3.2.2Goal 2	807	Jenny Carter	Remarkables Park Limited		807.43		Oppose	Reject		Goal 2
3.2.2.1Objective 1	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.4		Other	Reject		Goal 2
3.2.2.1Objective 1	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	271.4	FS1340.9	Support	Reject		Goal 2
3.2.2.1Objective 1	1117	Jenny Carter	Remarkables Park Limited		271.4	FS1117.24	Oppose	Accept in Part		Goal 2
3.2.2.1Objective 1	1121	Joanne Dowd	Aurora Energy Limited		271.4	FS1121.10	Support	Reject		Goal 2
3.2.2.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		271.4	FS1097.107	Oppose	Accept in Part		Goal 2
3.2.2.1Objective 1	289	A Brown			289.2		Support	Accept in Part		Goal 2
3.2.2.1Objective 1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.9		Other	Accept in Part		Goal 2
3.2.2.1Objective 1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.9	FS1034.167	Oppose	Reject		Goal 2
3.2.2.1Objective 1	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.12		Other	Reject		Goal 2
3.2.2.1Objective 1	719	Tony MacColl	NZ Transport Agency		719.7		Support	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.2.1Objective 1	1121	Joanne Dowd	Aurora Energy Limited		719.7	FS1121.15	Support	Reject		Goal 2
3.2.2.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		719.7	FS1097.694	Support	Reject		Goal 2
3.2.2.1Objective 1	798	Warren Hanley	Otago Regional Council		798.23		Oppose	Reject		Goal 2
3.2.2.1Objective 1	798	Warren Hanley	Otago Regional Council		798.25		Oppose	Reject		Goal 2
3.2.2.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		798.25	FS1097.716	Support	Reject		Goal 2
3.2.2.1Objective 1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.23		Support	Reject		Goal 2
3.2.2.1Objective 1	1092	Tony MacColl	NZ Transport Agency		805.23	FS1092.29	Support	Reject		Goal 2
3.2.2.1Objective 1	1211	Rob Owen	New Zealand Defence Force		805.23	FS1211.21	Support	Reject		Goal 2
3.2.2.1Objective 1	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	805.23	FS1340.11	Support	Reject		Goal 2
3.2.2.1Objective 1	806	Jenny Carter	Queenstown Park Limited		806.24		Other	Reject		Goal 2
3.2.2.1Objective 1	807	Jenny Carter	Remarkables Park Limited		807.44		Oppose	Reject		Goal 2
3.2.2.1.1	285	Debbie MacColl			285.1		Other	Accept in Part		Goal 2
3.2.2.1.1	289	A Brown			289.3		Other	Accept in Part		Goal 2
3.2.2.1.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.10		Oppose	Reject		Goal 2
3.2.2.1.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.10	FS1034.168	Oppose	Accept in Part		Goal 2
3.2.2.1.1	719	Tony MacColl	NZ Transport Agency		719.8		Support	Accept		Goal 2
3.2.2.1.1	771	Paul Cunningham	Hawea Community Association	PO Box 53	771.4		Oppose	Reject		Goal 2
3.2.2.1.1	806	Jenny Carter	Queenstown Park Limited		806.25		Other	Reject		Goal 2
3.2.2.1.1	807	Jenny Carter	Remarkables Park Limited		807.45		Oppose	Reject		Goal 2
3.2.2.1.1	1346	Robert Makgill	Vivo Capital Limited		807.45	FS1346.3	Oppose	Accept in Part		Goal 2
3.2.2.1.2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.11		Oppose	Accept in Part		Goal 2
3.2.2.1.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.11	FS1034.169	Oppose	Reject		Goal 2
3.2.2.1.2	719	Tony MacColl	NZ Transport Agency		719.9		Not Stated	Reject		Goal 2
3.2.2.1.2	806	Jenny Carter	Queenstown Park Limited		806.26		Other	Accept in Part		Goal 2
3.2.2.1.2	807	Jenny Carter	Remarkables Park Limited		807.46		Oppose	Accept in Part		Goal 2
3.2.2.1.3	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.29		Oppose	Reject		Goal 2
3.2.2.1.3	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.140		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.2.1.3	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.140	FS1157.18	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.140	FS1107.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.140	FS1226.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.140	FS1234.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.140	FS1239.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.140	FS1241.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1242	Antony & Ruth Stokes			238.140	FS1242.168	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.140	FS1248.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.140	FS1249.145	Oppose	Accept in Part		Goal 2
3.2.2.1.3	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.5		Other	Reject		Goal 2
3.2.2.1.3	1117	Jenny Carter	Remarkables Park Limited		271.5	FS1117.25	Oppose	Accept in Part		Goal 2
3.2.2.1.3	1121	Joanne Dowd	Aurora Energy Limited		271.5	FS1121.11	Support	Reject		Goal 2
3.2.2.1.3	1121	Joanne Dowd	Aurora Energy Limited		271.5	FS1121.13	Support	Reject		Goal 2
3.2.2.1.3	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	271.5	FS1340.10	Support	Reject		Goal 2
3.2.2.1.3	1097	Jenny Carter	Queenstown Park Limited		271.5	FS1097.108	Oppose	Accept in Part		Goal 2
3.2.2.1.3	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.12		Other	Reject		Goal 2
3.2.2.1.3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.12	FS1034.170	Oppose	Accept in Part		Goal 2
3.2.2.1.3	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.13		Other	Reject		Goal 2
3.2.2.1.3	719	Tony MacColl	NZ Transport Agency		719.10		Not Stated	Reject		Goal 2
3.2.2.1.3	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.24		Other	Reject		Goal 2
3.2.2.1.3	1092	Tony MacColl	NZ Transport Agency		805.24	FS1092.30	Support	Reject		Goal 2
3.2.2.1.3	1211	Rob Owen	New Zealand Defence Force		805.24	FS1211.22	Support	Reject		Goal 2
3.2.2.1.3	806	Jenny Carter	Queenstown Park Limited		806.27		Other	Reject		Goal 2
3.2.2.1.3	807	Jenny Carter	Remarkables Park Limited		807.47		Oppose	Accept		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.2.1.4	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.30		Oppose	Reject		Goal 2
3.2.2.1.4	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.5		Not Stated	Reject		Goal 2
3.2.2.1.4	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	524.5	FS1061.35	Support	Reject		Goal 2
3.2.2.1.4	1117	Jenny Carter	Remarkables Park Limited		524.5	FS1117.206	Support	Reject		Goal 2
3.2.2.1.4	806	Jenny Carter	Queenstown Park Limited		806.28		Support	Reject		Goal 2
3.2.2.1.4	807	Jenny Carter	Remarkables Park Limited		807.48		Oppose	Reject		Goal 2
3.2.2.1.4	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	807.48	FS1340.12	Oppose	Reject		Goal 2
3.2.2.1.5	289	A Brown			289.4		Support	Reject		Goal 2
3.2.2.1.5	289	A Brown			289.5		Other	Reject		Goal 2
3.2.2.1.5	1059	Erna Spijkerbosch			289.5	FS1059.73	Support	Reject		Goal 2
3.2.2.1.5	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.6		Not Stated	Reject		Goal 2
3.2.2.1.5	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	524.6	FS1061.36	Support	Reject		Goal 2
3.2.2.1.5	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.13		Oppose	Accept		Goal 2
3.2.2.1.5	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.13	FS1034.171	Oppose	Reject		Goal 2
3.2.2.1.5	806	Jenny Carter	Queenstown Park Limited		806.29		Not Stated	Reject		Goal 2
3.2.2.1.5	807	Jenny Carter	Remarkables Park Limited		807.49		Oppose	Accept		Goal 2
3.2.2.1.6	91	Alison Devlin	Orchard Road Holdings Limited		91.1		Oppose	Accept		Goal 2
3.2.2.1.6	249	Alison Devlin	Willowridge Developments Limited		249.7		Oppose	Accept		Goal 2
3.2.2.1.6	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.14		Oppose	Accept		Goal 2
3.2.2.1.6	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.14	FS1034.172	Oppose	Reject		Goal 2
3.2.2.1.6	807	Jenny Carter	Remarkables Park Limited		807.50		Oppose	Accept		Goal 2
3.2.2.1.7	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.139		Other	Reject		Goal 2
3.2.2.1.7	1097	Jenny Carter	Queenstown Park Limited		238.139	FS1097.80	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.139	FS1157.17	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.139	FS1107.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.139	FS1226.144	Oppose	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.2.1.7	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.139	FS1234.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.139	FS1239.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.139	FS1241.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1242	Antony & Ruth Stokes			238.139	FS1242.167	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.139	FS1248.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.139	FS1249.144	Oppose	Accept in Part		Goal 2
3.2.2.1.7	806	Jenny Carter	Queenstown Park Limited		806.30		Other	Reject		Goal 2
3.2.2.2Objective 2	806	Jenny Carter	Queenstown Park Limited		806.31		Other	Accept in Part		Goal 2
3.2.3Goal 3	10	Elizabeth Hanan			10.2		Other	Accept		Goal 3
3.2.3Goal 3	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.2	FS1157.2	Oppose	Reject		Goal 3
3.2.3Goal 3	21	Alison Walsh			21.20		Support	Accept		Goal 3
3.2.3Goal 3	197	Jeffrey Hylton			197.10		Support	Accept		Goal 3
3.2.3Goal 3	197	Jeffrey Hylton			197.11		Support	Accept		Goal 3
3.2.3Goal 3	197	Jeffrey Hylton			197.12		Support	Accept		Goal 3
3.2.3Goal 3	197	Jeffrey Hylton			197.13		Support	Accept		Goal 3
3.2.3Goal 3	199	Craig Douglas			199.4		Support	Accept		Goal 3
3.2.3Goal 3	217	Jay Berriman			217.2		Support	Accept		Goal 3
3.2.3Goal 3	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.141		Other	Reject		Goal 3
3.2.3Goal 3	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.141	FS1157.19	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.141	FS1107.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.141	FS1226.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.141	FS1234.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.141	FS1239.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.141	FS1241.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1242	Antony & Ruth Stokes			238.141	FS1242.169	Oppose	Accept in Part		Goal 3

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.3Goal 3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.141	FS1248.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.141	FS1249.146	Oppose	Accept in Part		Goal 3
3.2.3Goal 3	255	Noel Beggs	N.W. & C.E. BEGGS		255.2		Support	Accept		Goal 3
3.2.3Goal 3	292	John Walker			292.4		Support	Accept in Part		Goal 3
3.2.3Goal 3	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.18		Not Stated	Reject		Goal 3
3.2.3Goal 3	806	Jenny Carter	Queenstown Park Limited		806.32		Oppose	Reject		Goal 3
3.2.3Goal 3	807	Jenny Carter	Remarkables Park Limited		807.51		Oppose	Reject		Goal 3
3.2.3.1.1	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.31		Oppose	Reject		Goal 3
3.2.3.1.2	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.14		Other	Accept in Part		Goal 3
3.2.3.2Objective 2	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.13		Not Stated	Reject		Goal 3
3.2.3.2Objective 2	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.13	FS1345.18	Support	Reject		Goal 3
3.2.3.2Objective 2	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.13		Oppose	Reject		Goal 3
3.2.3.2Objective 2	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.13	FS1105.13	Support	Reject		Goal 3
3.2.3.2Objective 2	1137	Kay Curtis			615.13	FS1137.14	Support	Reject		Goal 3
3.2.3.2Objective 2	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.13		Not Stated	Reject		Goal 3
3.2.3.2Objective 2	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.13	FS1345.27	Support	Reject		Goal 3
3.2.3.2Objective 2	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.10		Not Stated	Reject		Goal 3
3.2.3.2Objective 2	806	Jenny Carter	Queenstown Park Limited		806.33		Oppose	Reject		Goal 3
3.2.3.2.1	285	Debbie MacColl			285.21		Support	Reject		Goal 3
3.2.3.2.1	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.14		Not Stated	Reject		Goal 3
3.2.3.2.1	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.14	FS1345.20	Support	Reject		Goal 3
3.2.3.2.1	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.14		Oppose	Reject		Goal 3
3.2.3.2.1	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.14	FS1105.14	Support	Reject		Goal 3
3.2.3.2.1	1137	Kay Curtis			615.14	FS1137.15	Support	Reject		Goal 3
3.2.3.2.1	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.14		Not Stated	Reject		Goal 3
3.2.3.2.1	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	621.14	FS1345.28	Support	Reject		Goal 3

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.3.2.1	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.5		Not Stated	Reject		Goal 3
3.2.3.2.1	1098	Jane O'Dea	Heritage New Zealand Pouhere Taonga		810.5	FS1098.13	Support	Reject		Goal 3
3.2.4Goal 4	10	Elizabeth Hanan			10.3		Support	Accept in Part		Goal 4
3.2.4Goal 4	1097	Jenny Carter	Queenstown Park Limited		10.3	FS1097.3	Oppose	Reject		Goal 4
3.2.4Goal 4	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.3	FS1157.3	Oppose	Reject		Goal 4
3.2.4Goal 4	21	Alison Walsh			21.21		Support	Accept		Goal 4
3.2.4Goal 4	197	Jeffrey Hylton			197.14		Support	Accept		Goal 4
3.2.4Goal 4	199	Craig Douglas			199.5		Support	Accept		Goal 4
3.2.4Goal 4	217	Jay Berriman			217.3		Support	Accept		Goal 4
3.2.4Goal 4	1043	Darryl Millar	Grand Lakes Management Limited	Resource Management Group	217.3	FS1043.5	Support	Accept in Part		Goal 4
3.2.4Goal 4	226	Barbara Chinn	Guardians of Lake Hawea		226.1		Other	Reject		Goal 4
3.2.4Goal 4	339	Evan Alty			339.3		Other	Reject		Goal 4
3.2.4Goal 4	339	Evan Alty			339.14		Support	Accept		Goal 4
3.2.4Goal 4	373	Geoff Deavoll	Department of Conservation		373.4		Support	Accept		Goal 4
3.2.4Goal 4	1347	Tim Burdon	Lakes Land Care		373.4	FS1347.21	Oppose	Reject		Goal 4
3.2.4Goal 4	383	Vanessa van Uden	Queenstown Lakes District Council		383.10		Other	Accept		Goal 4
3.2.4Goal 4	706	Sue Maturin	Forest and Bird NZ		706.6		Support	Accept		Goal 4
3.2.4Goal 4	1162	James Wilson Cooper		GTODD Law	706.6	FS1162.60	Oppose	Reject		Goal 4
3.2.4Goal 4	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.6	FS1254.44	Oppose	Reject		Goal 4
3.2.4Goal 4	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.6	FS1287.83	Oppose	Reject		Goal 4
3.2.4Goal 4	711	Richard Lawrie Hewitt			711.1		Not Stated	Reject		Goal 4
3.2.4Goal 4	806	Jenny Carter	Queenstown Park Limited		806.34		Other	Reject		Goal 4
3.2.4Goal 4	807	Jenny Carter	Remarkables Park Limited		807.52		Oppose	Reject		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4Goal 4	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.6		Not Stated	Accept		Goal 4
3.2.4.1Objective 1	339	Evan Alty			339.15		Oppose	Accept in Part		Goal 4
3.2.4.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		339.15	FS1097.155	Oppose	Reject		Goal 4
3.2.4.1Objective 1	600	David Cooper	Federated Farmers of New Zealand		600.15		Support	Reject		Goal 4
3.2.4.1Objective 1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.15	FS1034.15	Oppose	Accept in Part		Goal 4
3.2.4.1Objective 1	1209	Richard Burdon			600.15	FS1209.15	Support	Reject		Goal 4
3.2.4.1Objective 1	706	Sue Maturin	Forest and Bird NZ		706.7		Not Stated	Accept in Part		Goal 4
3.2.4.1Objective 1	1162	James Wilson Cooper		GTOOD Law	706.7	FS1162.61	Oppose	Reject		Goal 4
3.2.4.1Objective 1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.7	FS1254.45	Oppose	Reject		Goal 4
3.2.4.1Objective 1	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.4		Support	Accept		Goal 4
3.2.4.2Objective 2	117	Maggie Lawton			117.39		Support	Accept in Part		Goal 4
3.2.4.2Objective 2	339	Evan Alty			339.18		Other	Reject		Goal 4
3.2.4.2Objective 2	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.2		Other	Accept in Part		Goal 4
3.2.4.2Objective 2	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.2	FS1049.2	Oppose	Reject		Goal 4
3.2.4.2Objective 2	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.2	FS1095.2	Oppose	Reject		Goal 4
3.2.4.2Objective 2	598	Bernie Napp	Straterra		598.6		Other	Reject		Goal 4
3.2.4.2Objective 2	1040	Sue Maturin	Forest and Bird		598.6	FS1040.32	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.6	FS1287.34	Support	Reject		Goal 4
3.2.4.2Objective 2	600	David Cooper	Federated Farmers of New Zealand		600.16		Other	Reject		Goal 4
3.2.4.2Objective 2	1080	Geoff Deavoll	Director General of Conservation	Director General of Conservation	600.16	FS1080.1	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.16	FS1034.16	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1040	Sue Maturin	Forest and Bird		600.16	FS1040.43	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1209	Richard Burdon			600.16	FS1209.16	Support	Reject		Goal 4
3.2.4.2Objective 2	1097	Jenny Carter	Queenstown Park Limited		600.16	FS1097.535	Support	Reject		Goal 4
3.2.4.2Objective 2	706	Sue Maturin	Forest and Bird NZ		706.10		Not Stated	Reject		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4.2Objective 2	1132	David Cooper	Federated Farmers of New Zealand		706.10	FS1132.52	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1162	James Wilson Cooper		GTODD Law	706.10	FS1162.64	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.10	FS1254.48	Oppose	Accept in Part		Goal 4
3.2.4.2Objective 2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.10	FS1287.91	Oppose	Accept in Part		Goal 4
3.2.4.2.1	339	Evan Alty			339.16		Oppose	Reject		Goal 4
3.2.4.2.1	373	Geoff Deavoll	Department of Conservation		373.5		Other	Reject		Goal 4
3.2.4.2.1	1040	Sue Maturin	Forest and Bird		373.5	FS1040.6	Support	Reject		Goal 4
3.2.4.2.1	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	373.5	FS1313.1	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	373.5	FS1342.24	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1347	Tim Burdon	Lakes Land Care		373.5	FS1347.22	Oppose	Reject		Goal 4
3.2.4.2.1	1097	Jenny Carter	Queenstown Park Limited		373.5	FS1097.217	Oppose	Accept in Part		Goal 4
3.2.4.2.1	600	David Cooper	Federated Farmers of New Zealand		600.17		Other	Reject		Goal 4
3.2.4.2.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.17	FS1034.17	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1040	Sue Maturin	Forest and Bird		600.17	FS1040.44	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1209	Richard Burdon			600.17	FS1209.17	Support	Accept in Part		Goal 4
3.2.4.2.1	706	Sue Maturin	Forest and Bird NZ		706.8		Not Stated	Reject		Goal 4
3.2.4.2.1	1162	James Wilson Cooper		GTODD Law	706.8	FS1162.62	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.8	FS1254.46	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.8	FS1287.84	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	706.8	FS1313.48	Oppose	Accept in Part		Goal 4
3.2.4.2.1	1097	Jenny Carter	Queenstown Park Limited		706.8	FS1097.667	Oppose	Reject		Goal 4
3.2.4.2.1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.25		Other	Reject		Goal 4
3.2.4.2.2	339	Evan Alty			339.17		Oppose	Reject		Goal 4
3.2.4.2.2	1015	Bernie Napp	Straterra		339.17	FS1015.2	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1097	Jenny Carter	Queenstown Park Limited		339.17	FS1097.156	Oppose	Accept in Part		Goal 4
3.2.4.2.2	373	Geoff Deavoll	Department of Conservation		373.6		Other	Reject		Goal 4

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3.2.4.2.2	1040	Sue Maturin	Forest and Bird		373.6	FS1040.7	Support	Reject		Goal 4
3.2.4.2.2	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	373.6	FS1254.1	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	373.6	FS1287.3	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1015	Bernie Napp	Straterra		373.6	FS1015.21	Oppose	Reject		Goal 4
3.2.4.2.2	1342	Ben Farrell	Te Anau Developments Limited	John Edmonds & Associates Ltd	373.6	FS1342.25	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1347	Tim Burdon	Lakes Land Care		373.6	FS1347.23	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1097	Jenny Carter	Queenstown Park Limited		373.6	FS1097.218	Oppose	Accept in Part		Goal 4
3.2.4.2.2	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.11		Support	Reject		Goal 4
3.2.4.2.2	1015	Bernie Napp	Straterra		519.11	FS1015.47	Support	Reject		Goal 4
3.2.4.2.2	1356	Graeme Todd	Cabo Limited	GTodd Law	519.11	FS1356.11	Oppose	Accept in Part		Goal 4
3.2.4.2.2	598	Bernie Napp	Straterra		598.7		Other	Reject		Goal 4
3.2.4.2.2	1040	Sue Maturin	Forest and Bird		598.7	FS1040.33	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.7	FS1287.35	Support	Reject		Goal 4
3.2.4.2.2	600	David Cooper	Federated Farmers of New Zealand		600.18		Support	Reject		Goal 4
3.2.4.2.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.18	FS1034.18	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1209	Richard Burdon			600.18	FS1209.18	Support	Reject		Goal 4
3.2.4.2.2	706	Sue Maturin	Forest and Bird NZ		706.9		Not Stated	Reject		Goal 4
3.2.4.2.2	1162	James Wilson Cooper		GTODD Law	706.9	FS1162.63	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.9	FS1254.47	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.9	FS1287.85	Oppose	Accept in Part		Goal 4
3.2.4.2.2	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	706.9	FS1313.49	Support	Accept in Part		Goal 4
3.2.4.2.2	1015	Bernie Napp	Straterra		706.9	FS1015.107	Oppose	Reject		Goal 4
3.2.4.2.2	1097	Jenny Carter	Queenstown Park Limited		706.9	FS1097.668	Oppose	Accept in Part		Goal 4
3.2.4.3Objective 3	339	Evan Alty			339.4		Other	Reject		Goal 4
3.2.4.3Objective 3	339	Evan Alty			339.19		Support	Accept in Part		Goal 4
3.2.4.3Objective 3	373	Geoff Deavoll	Department of Conservation		373.7		Support	Accept in Part		Goal 4
3.2.4.3Objective 3	1347	Tim Burdon	Lakes Land Care		373.7	FS1347.24	Oppose	Reject		Goal 4

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3.2.4.3Objective 3	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.3		Oppose	Reject		Goal 4
3.2.4.3Objective 3	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.3	FS1049.3	Oppose	Accept in Part		Goal 4
3.2.4.3Objective 3	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.3	FS1095.3	Oppose	Accept in Part		Goal 4
3.2.4.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		378.3	FS1097.250	Support	Reject		Goal 4
3.2.4.3Objective 3	600	David Cooper	Federated Farmers of New Zealand		600.19		Support	Accept		Goal 4
3.2.4.3Objective 3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.19	FS1034.19	Oppose	Reject		Goal 4
3.2.4.3Objective 3	1209	Richard Burdon			600.19	FS1209.19	Support	Accept		Goal 4
3.2.4.3Objective 3	701	Paul Kane			701.3		Not Stated	Reject		Goal 4
3.2.4.3Objective 3	1162	James Wilson Cooper		GTODD Law	701.3	FS1162.38	Support	Reject		Goal 4
3.2.4.3Objective 3	706	Sue Maturin	Forest and Bird NZ		706.11		Support	Accept		Goal 4
3.2.4.3Objective 3	1162	James Wilson Cooper		GTODD Law	706.11	FS1162.65	Oppose	Reject		Goal 4
3.2.4.3Objective 3	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.11	FS1287.86	Oppose	Reject		Goal 4
3.2.4.3.1	339	Evan Alty			339.20		Other	Reject		Goal 4
3.2.4.3.1	373	Geoff Deavoll	Department of Conservation		373.8		Support	Accept		Goal 4
3.2.4.3.1	1347	Tim Burdon	Lakes Land Care		373.8	FS1347.25	Oppose	Reject		Goal 4
3.2.4.3.1	600	David Cooper	Federated Farmers of New Zealand		600.20		Other	Reject		Goal 4
3.2.4.3.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.20	FS1034.20	Oppose	Accept in Part		Goal 4
3.2.4.3.1	1040	Sue Maturin	Forest and Bird		600.20	FS1040.45	Oppose	Accept in Part		Goal 4
3.2.4.3.1	1209	Richard Burdon			600.20	FS1209.20	Support	Reject		Goal 4
3.2.4.3.1	701	Paul Kane			701.4		Not Stated	Reject		Goal 4
3.2.4.3.1	1162	James Wilson Cooper		GTODD Law	701.4	FS1162.39	Support	Reject		Goal 4
3.2.4.3.1	706	Sue Maturin	Forest and Bird NZ		706.12		Not Stated	Reject		Goal 4
3.2.4.3.1	1162	James Wilson Cooper		GTODD Law	706.12	FS1162.66	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.142		Other	Reject		Goal 4
3.2.4.4Objective 4	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.142	FS1157.20	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.142	FS1107.147	Oppose	Accept in Part		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4.4Objective 4	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.142	FS1226.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.142	FS1234.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.142	FS1239.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.142	FS1241.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1242	Antony & Ruth Stokes			238.142	FS1242.170	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.142	FS1248.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.142	FS1249.147	Oppose	Accept in Part		Goal 4
3.2.4.4Objective 4	289	A Brown			289.8		Support	Reject		Goal 4
3.2.4.4Objective 4	373	Geoff Deavoll	Department of Conservation		373.9		Support	Reject		Goal 4
3.2.4.4Objective 4	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Gallaway Cook Allan	373.9	FS1091.2	Oppose	Reject		Goal 4
3.2.4.4Objective 4	1347	Tim Burdon	Lakes Land Care		373.9	FS1347.26	Oppose	Reject		Goal 4
3.2.4.4Objective 4	590	Sam Kane			590.1		Oppose	Reject		Goal 4
3.2.4.4Objective 4	1132	David Cooper	Federated Farmers of New Zealand		590.1	FS1132.30	Support	Reject		Goal 4
3.2.4.4Objective 4	600	David Cooper	Federated Farmers of New Zealand		600.21		Other	Accept in Part		Goal 4
3.2.4.4Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.21	FS1034.21	Oppose	Reject		Goal 4
3.2.4.4Objective 4	1040	Sue Maturin	Forest and Bird		600.21	FS1040.46	Oppose	Reject		Goal 4
3.2.4.4Objective 4	1209	Richard Burdon			600.21	FS1209.21	Support	Accept in Part		Goal 4
3.2.4.4Objective 4	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.15		Other	Accept in Part		Goal 4
3.2.4.4Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.15	FS1034.173	Oppose	Reject		Goal 4
3.2.4.4.1	339	Evan Alty			339.21		Support	Accept in Part		Goal 4
3.2.4.4.1	373	Geoff Deavoll	Department of Conservation		373.10		Support	Accept in Part		Goal 4
3.2.4.4.1	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Gallaway Cook Allan	373.10	FS1091.3	Oppose	Reject		Goal 4
3.2.4.4.1	1347	Tim Burdon	Lakes Land Care		373.10	FS1347.27	Oppose	Reject		Goal 4
3.2.4.4.1	600	David Cooper	Federated Farmers of New Zealand		600.22		Other	Accept in Part		Goal 4
3.2.4.4.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.22	FS1034.22	Oppose	Reject		Goal 4
3.2.4.4.1	1040	Sue Maturin	Forest and Bird		600.22	FS1040.47	Oppose	Reject		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4.4.1	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	600.22	FS1091.17	Support	Accept in Part		Goal 4
3.2.4.4.1	1209	Richard Burdon			600.22	FS1209.22	Support	Accept in Part		Goal 4
3.2.4.4.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.16		Other	Reject		Goal 4
3.2.4.4.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.16	FS1034.174	Oppose	Accept in Part		Goal 4
3.2.4.4.1	706	Sue Maturin	Forest and Bird NZ		706.13		Support	Accept in Part		Goal 4
3.2.4.4.1	1162	James Wilson Cooper		GTODD Law	706.13	FS1162.67	Oppose	Reject		Goal 4
3.2.4.5Objective 5	117	Maggie Lawton			117.40		Support	Reject		Goal 4
3.2.4.5Objective 5	289	A Brown			289.9		Support	Accept		Goal 4
3.2.4.5Objective 5	339	Evan Alty			339.22		Oppose	Reject		Goal 4
3.2.4.5Objective 5	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.12		Other	Reject		Goal 4
3.2.4.5Objective 5	1015	Bernie Napp	Straterra		519.12	FS1015.48	Support	Reject		Goal 4
3.2.4.5Objective 5	1356	Graeme Todd	Cabo Limited	GTodd Law	519.12	FS1356.12	Oppose	Reject		Goal 4
3.2.4.5Objective 5	598	Bernie Napp	Straterra		598.8		Other	Reject		Goal 4
3.2.4.5Objective 5	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.8	FS1287.36	Support	Reject		Goal 4
3.2.4.5Objective 5	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.15		Not Stated	Reject		Goal 4
3.2.4.5Objective 5	1345	Jayne Macdonald	Skydive Queenstown Limited	Mactodd	607.15	FS1345.21	Support	Reject		Goal 4
3.2.4.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		607.15	FS1097.550	Support	Reject		Goal 4
3.2.4.5Objective 5	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.15		Oppose	Reject		Goal 4
3.2.4.5Objective 5	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.15	FS1105.15	Support	Reject		Goal 4
3.2.4.5Objective 5	1137	Kay Curtis			615.15	FS1137.16	Support	Reject		Goal 4
3.2.4.5Objective 5	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.15		Not Stated	Accept in Part		Goal 4
3.2.4.5Objective 5	706	Sue Maturin	Forest and Bird NZ		706.14		Not Stated	Reject		Goal 4
3.2.4.5Objective 5	1162	James Wilson Cooper		GTODD Law	706.14	FS1162.68	Oppose	Accept in Part		Goal 4
3.2.4.5Objective 5	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.14	FS1254.49	Oppose	Accept in Part		Goal 4
3.2.4.5Objective 5	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.14	FS1287.87	Oppose	Accept in Part		Goal 4
3.2.4.5Objective 5	1015	Bernie Napp	Straterra		706.14	FS1015.108	Oppose	Accept in Part		Goal 4
3.2.4.5Objective 5	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.11		Not Stated	Reject		Goal 4

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3.2.4.5Objective 5	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.5		Support	Accept		Goal 4
3.2.4.5.1	339	Evan Alty			339.23		Other	Reject		Goal 4
3.2.4.5.1	1015	Bernie Napp	Straterra		339.23	FS1015.3	Oppose	Reject		Goal 4
3.2.4.5.1	598	Bernie Napp	Straterra		598.9		Support	Accept		Goal 4
3.2.4.5.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.9	FS1287.37	Support	Accept		Goal 4
3.2.4.5.1	600	David Cooper	Federated Farmers of New Zealand		600.23		Support	Accept		Goal 4
3.2.4.5.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.23	FS1034.23	Oppose	Reject		Goal 4
3.2.4.5.1	1209	Richard Burdon			600.23	FS1209.23	Support	Accept		Goal 4
3.2.4.5.1	706	Sue Maturin	Forest and Bird NZ		706.15		Not Stated	Reject		Goal 4
3.2.4.5.1	1162	James Wilson Cooper		GTODD Law	706.15	FS1162.69	Oppose	Accept in Part		Goal 4
3.2.4.5.1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.15	FS1254.50	Oppose	Accept in Part		Goal 4
3.2.4.5.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.15	FS1287.88	Oppose	Accept in Part		Goal 4
3.2.4.5.1	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.7		Support	Reject		Goal 4
3.2.4.6Objective 6	289	A Brown			289.10		Support	Accept		Goal 4
3.2.4.6Objective 6	339	Evan Alty			339.24		Support	Accept		Goal 4
3.2.4.6Objective 6	598	Bernie Napp	Straterra		598.10		Support	Reject		Goal 4
3.2.4.6Objective 6	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.10	FS1287.38	Support	Accept		Goal 4
3.2.4.6Objective 6	600	David Cooper	Federated Farmers of New Zealand		600.24		Other	Accept in Part		Goal 4
3.2.4.6Objective 6	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.24	FS1034.24	Oppose	Reject		Goal 4
3.2.4.6Objective 6	1040	Sue Maturin	Forest and Bird		600.24	FS1040.48	Oppose	Reject		Goal 4
3.2.4.6Objective 6	1209	Richard Burdon			600.24	FS1209.24	Support	Accept in Part		Goal 4
3.2.4.6Objective 6	706	Sue Maturin	Forest and Bird NZ		706.16		Support	Accept		Goal 4
3.2.4.6Objective 6	1162	James Wilson Cooper		GTODD Law	706.16	FS1162.70	Oppose	Reject		Goal 4
3.2.4.6Objective 6	711	Richard Lawrie Hewitt			711.2		Not Stated	Reject		Goal 4
3.2.4.6Objective 6	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.6		Support	Accept		Goal 4
3.2.4.6Objective 6	768	Mark Laurenson	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Burton Planning Consultants Limited	768.6		Support	Reject		Goal 4
3.2.4.6Objective 6	806	Jenny Carter	Queenstown Park Limited		806.35		Other	Reject		Goal 4

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3.2.4.6.1	598	Bernie Napp	Straterra		598.11		Other	Reject		Goal 4
3.2.4.6.1	1040	Sue Maturin	Forest and Bird		598.11	FS1040.34	Oppose	Accept in Part		Goal 4
3.2.4.6.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.11	FS1287.39	Support	Reject		Goal 4
3.2.4.6.1	600	David Cooper	Federated Farmers of New Zealand		600.25		Other	Reject		Goal 4
3.2.4.6.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.25	FS1034.25	Oppose	Accept in Part		Goal 4
3.2.4.6.1	1209	Richard Burdon			600.25	FS1209.25	Support	Reject		Goal 4
3.2.4.6.1	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.15		Other	Reject		Goal 4
3.2.4.6.1	1301	Aileen Crow	Transpower New Zealand Limited (Transpower)	Beca Limited	635.15	FS1301.9	Support	Reject		Goal 4
3.2.4.6.1	755	Don Robertson	Guardians of Lake Wanaka	Department of Conservation	755.8		Support	Accept		Goal 4
3.2.4.6.1	768	Mark Laurenson	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Burton Planning Consultants Limited	768.7		Oppose	Reject		Goal 4
3.2.4.6.1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.26		Other	Reject		Goal 4
3.2.4.6.1	807	Jenny Carter	Remarkables Park Limited		807.53		Oppose	Reject		Goal 4
3.2.4.7Objective 7	117	Maggie Lawton			117.41		Support	Accept in Part		Goal 4
3.2.4.7Objective 7	339	Evan Alty			339.25		Other	Reject		Goal 4
3.2.4.7Objective 7	1097	Jenny Carter	Queenstown Park Limited		339.25	FS1097.157	Support	Accept		Goal 4
3.2.4.7Objective 7	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.4		Other	Accept		Goal 4
3.2.4.7Objective 7	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.4	FS1049.4	Oppose	Reject		Goal 4
3.2.4.7Objective 7	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.4	FS1095.4	Oppose	Reject		Goal 4
3.2.4.7Objective 7	600	David Cooper	Federated Farmers of New Zealand		600.26		Other	Reject		Goal 4
3.2.4.7Objective 7	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.26	FS1034.26	Oppose	Accept in Part		Goal 4
3.2.4.7Objective 7	1209	Richard Burdon			600.26	FS1209.26	Support	Reject		Goal 4
3.2.4.7Objective 7	625	John Wellington	Upper Clutha Track Trust		625.1		Support	Accept		Goal 4
3.2.4.7Objective 7	1347	Tim Burdon	Lakes Land Care		625.1	FS1347.81	Oppose	Reject		Goal 4
3.2.4.7Objective 7	640	John Wellington			640.1		Support	Accept		Goal 4
3.2.4.7Objective 7	706	Sue Maturin	Forest and Bird NZ		706.17		Not Stated	Reject		Goal 4
3.2.4.7Objective 7	1162	James Wilson Cooper		GTODD Law	706.17	FS1162.71	Oppose	Accept in Part		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4.7Objective 7	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.17	FS1254.51	Oppose	Reject		Goal 4
3.2.4.7Objective 7	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.17	FS1287.89	Oppose	Accept in Part		Goal 4
3.2.4.7Objective 7	1097	Jenny Carter	Queenstown Park Limited		706.17	FS1097.669	Support	Accept		Goal 4
3.2.4.7Objective 7	711	Richard Lawrie Hewitt			711.3		Not Stated	Reject		Goal 4
3.2.4.7Objective 7	1160	Warren Hanley	Otago Regional Council	Fraser McRae	711.3	FS1160.7	Support	Reject		Goal 4
3.2.4.7Objective 7	807	Jenny Carter	Remarkables Park Limited		807.54		Oppose	Reject		Goal 4
3.2.4.7.1	339	Evan Alty			339.26		Support	Accept		Goal 4
3.2.4.7.1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.13		Oppose	Reject		Goal 4
3.2.4.7.1	1015	Bernie Napp	Straterra		519.13	FS1015.49	Support	Reject		Goal 4
3.2.4.7.1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.13	FS1356.13	Oppose	Accept in Part		Goal 4
3.2.4.7.1	600	David Cooper	Federated Farmers of New Zealand		600.27		Support	Accept		Goal 4
3.2.4.7.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.27	FS1034.27	Oppose	Reject		Goal 4
3.2.4.7.1	1209	Richard Burdon			600.27	FS1209.27	Support	Accept		Goal 4
3.2.4.7.1	625	John Wellington	Upper Clutha Track Trust		625.2		Support	Accept		Goal 4
3.2.4.7.1	1347	Tim Burdon	Lakes Land Care		625.2	FS1347.82	Oppose	Reject		Goal 4
3.2.4.7.1	640	John Wellington			640.2		Support	Accept		Goal 4
3.2.4.7.1	706	Sue Maturin	Forest and Bird NZ		706.18		Support	Accept		Goal 4
3.2.4.7.1	1162	James Wilson Cooper		GTODD Law	706.18	FS1162.72	Oppose	Reject		Goal 4
3.2.4.7.1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	706.18	FS1254.52	Oppose	Reject		Goal 4
3.2.4.7.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	706.18	FS1287.90	Oppose	Reject		Goal 4
3.2.4.8Objective 8	117	Maggie Lawton			117.42		Support	Reject		Goal 4
3.2.4.8Objective 8	339	Evan Alty			339.27		Support	Accept		Goal 4
3.2.4.8Objective 8	598	Bernie Napp	Straterra		598.12		Other	Reject		Goal 4
3.2.4.8Objective 8	1040	Sue Maturin	Forest and Bird		598.12	FS1040.35	Oppose	Accept in Part		Goal 4
3.2.4.8Objective 8	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.12	FS1287.40	Support	Reject		Goal 4
3.2.4.8Objective 8	706	Sue Maturin	Forest and Bird NZ		706.19		Support	Accept		Goal 4

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.4.8Objective 8	1162	James Wilson Cooper		GTODD Law	706.19	FS1162.73	Oppose	Reject		Goal 4
3.2.4.8Objective 8	806	Jenny Carter	Queenstown Park Limited		806.36		Other	Reject		Goal 4
3.2.4.8Objective 8	807	Jenny Carter	Remarkables Park Limited		807.55		Oppose	Reject		Goal 4
3.2.4.8.1	339	Evan Alty			339.28		Support	Accept		Goal 4
3.2.4.8.1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.14		Oppose	Reject		Goal 4
3.2.4.8.1	1015	Bernie Napp	Straterra		519.14	FS1015.50	Support	Reject		Goal 4
3.2.4.8.1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.14	FS1356.14	Oppose	Accept in Part		Goal 4
3.2.4.8.1	598	Bernie Napp	Straterra		598.13		Other	Reject		Goal 4
3.2.4.8.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.13	FS1287.41	Support	Reject		Goal 4
3.2.4.8.1	706	Sue Maturin	Forest and Bird NZ		706.20		Support	Accept		Goal 4
3.2.4.8.1	1162	James Wilson Cooper		GTODD Law	706.20	FS1162.74	Oppose	Reject		Goal 4
3.2.4.8.1	719	Tony MacColl	NZ Transport Agency		719.11		Support	Accept		Goal 4
3.2.4.8.1	798	Warren Hanley	Otago Regional Council		798.24		Oppose	Reject		Goal 4
3.2.5Goal 5	10	Elizabeth Hanan			10.4		Support	Accept in Part		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		10.4	FS1097.4	Oppose	Reject		Goal 5
3.2.5Goal 5	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.4	FS1157.4	Oppose	Reject		Goal 5
3.2.5Goal 5	21	Alison Walsh			21.22		Support	Accept		Goal 5
3.2.5Goal 5	117	Maggie Lawton			117.43		Support	Accept in Part		Goal 5
3.2.5Goal 5	197	Jeffrey Hylton			197.15		Support	Accept		Goal 5
3.2.5Goal 5	197	Jeffrey Hylton			197.16		Support	Accept		Goal 5
3.2.5Goal 5	197	Jeffrey Hylton			197.17		Support	Accept		Goal 5
3.2.5Goal 5	199	Craig Douglas			199.6		Support	Accept		Goal 5
3.2.5Goal 5	217	Jay Berriman			217.4		Support	Accept in Part		Goal 5
3.2.5Goal 5	217	Jay Berriman			217.5		Support	Accept in Part		Goal 5
3.2.5Goal 5	221	Susan Cleaver			221.1		Other	Reject		Goal 5
3.2.5Goal 5	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	221.1	FS1061.3	Support	Reject		Goal 5

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3.2.5Goal 5	1029	Campbell Hodgson	Universal Developments Limited	Galloway Cook Allan	221.1	FS1029.31	Support	Reject		Goal 5
3.2.5Goal 5	1085	Daniel Druce	Contact Energy Limited		221.1	FS1085.10	Support	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		221.1	FS1097.68	Support	Reject		Goal 5
3.2.5Goal 5	251	Megan Justice	PowerNet Limited	C/- Mitchell Partnerships Limited	251.2		Oppose	Reject		Goal 5
3.2.5Goal 5	265	Phillip Bunn			265.1		Other	Reject		Goal 5
3.2.5Goal 5	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	265.1	FS1061.26	Support	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		265.1	FS1097.103	Support	Reject		Goal 5
3.2.5Goal 5	285	Debbie MacColl			285.2		Support	Accept in Part		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		285.2	FS1097.123	Support	Accept in Part		Goal 5
3.2.5Goal 5	288	Barn Hill Limited			288.1		Support	Reject		Goal 5
3.2.5Goal 5	423	Carol Bunn			423.1		Oppose	Reject		Goal 5
3.2.5Goal 5	1029	Campbell Hodgson	Universal Developments Limited	Galloway Cook Allan	423.1	FS1029.34	Support	Reject		Goal 5
3.2.5Goal 5	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	423.1	FS1061.29	Support	Reject		Goal 5
3.2.5Goal 5	1085	Daniel Druce	Contact Energy Limited		423.1	FS1085.15	Oppose	Reject		Goal 5
3.2.5Goal 5	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.38		Oppose	Reject		Goal 5
3.2.5Goal 5	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.38	FS1077.20	Support	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		433.38	FS1097.324	Support	Reject		Goal 5
3.2.5Goal 5	1117	Jenny Carter	Remarkables Park Limited		433.38	FS1117.179	Support	Reject		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.4		Support	Accept in Part		
	1097	Jenny Carter	Queenstown Park Limited		437.4	FS1097.734	Oppose	Reject		
3.2.5Goal 5	442	David and Margaret Bunn			442.3		Oppose	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		442.3	FS1097.422	Support	Reject		Goal 5
3.2.5Goal 5	598	Bernie Napp	Straterra		598.14		Other	Accept		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	598.14	FS1282.71	Oppose	Reject		
3.2.5Goal 5	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.14	FS1287.42	Support	Accept		Goal 5
3.2.5Goal 5	600	David Cooper	Federated Farmers of New Zealand		600.28		Support	Accept		Goal 5
3.2.5Goal 5	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.28	FS1034.28	Oppose	Reject		Goal 5
3.2.5Goal 5	1209	Richard Burdon			600.28	FS1209.28	Support	Accept		Goal 5

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3.2.5Goal 5	632	James Aoake	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	John Edmonds + Associates Ltd	632.2		Not Stated	Reject		Goal 5
3.2.5Goal 5	1217	Tim Williams	HL Dowell and MJM Brown Home Trust	C/- Southern Planning Group	632.2	FS1217.3	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1219	Scott Freeman	Bravo Trustee Company	J M Smith C/- Southern Planning Group	632.2	FS1219.3	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1252	Tim & Paula Williams			632.2	FS1252.3	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1277	Michael Coburn	Jacks Point Residents and Owners Association		632.2	FS1277.6	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1316	Grant & Anne Harris	Harris-Wingrove Trust		632.2	FS1316.2	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1275	Chris Ferguson	"Jacks Point" (Submitter number 762 and 856)	Boffa Miskell	632.2	FS1275.176	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	1283	MJ and RB Williams and Brabant			632.2	FS1283.116	Oppose	Accept in Part		Goal 5
3.2.5Goal 5	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.16		Not Stated	Reject		Goal 5
3.2.5Goal 5	1211	Rob Owen	New Zealand Defence Force		635.16	FS1211.16	Support	Reject		Goal 5
3.2.5Goal 5	1301	Aileen Crow	Transpower New Zealand Limited (Transpower)	Beca Limited	635.16	FS1301.10	Support	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		635.16	FS1097.642	Support	Reject		Goal 5
3.2.5Goal 5	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.17		Not Stated	Reject		Goal 5
3.2.5Goal 5	1211	Rob Owen	New Zealand Defence Force		635.17	FS1211.17	Support	Reject		Goal 5
3.2.5Goal 5	1301	Aileen Crow	Transpower New Zealand Limited (Transpower)	Beca Limited	635.17	FS1301.11	Support	Reject		Goal 5
3.2.5Goal 5	636	James Aoake	Crown Range Holdings Ltd	John Edmonds + Associates Ltd	636.3		Other	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		636.3	FS1097.645	Support	Reject		Goal 5
3.2.5Goal 5	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.2		Oppose	Reject		Goal 5
3.2.5Goal 5	669	C & M Burgess	Cook Adam Trustees Limited, C & M Burgess	John Edmonds + Associates Ltd	669.7		Oppose	Reject		Goal 5
3.2.5Goal 5	688	James Aoake	Justin Crane and Kirsty Mactaggart	John Edmonds + Associates Ltd	688.2		Oppose	Reject		Goal 5
3.2.5Goal 5	688	James Aoake	Justin Crane and Kirsty Mactaggart	John Edmonds + Associates Ltd	688.3		Other	Reject		Goal 5
3.2.5Goal 5	693	James Aoake	Private Property Limited	John Edmonds + Associates Ltd	693.3		Oppose	Reject		Goal 5
3.2.5Goal 5	693	James Aoake	Private Property Limited	John Edmonds + Associates Ltd	693.4		Oppose	Reject		Goal 5
3.2.5Goal 5	702	James Aoake	Lake Wakatipu Stations Limited	John Edmonds + Associates Ltd	702.1		Not Stated	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5Goal 5	702	James Aoake	Lake Wakatipu Stations Limited	John Edmonds + Associates Ltd	702.2		Other	Reject		Goal 5
3.2.5Goal 5	1097	Jenny Carter	Queenstown Park Limited		702.2	FS1097.666	Support	Reject		Goal 5
3.2.5Goal 5	1117	Jenny Carter	Remarkables Park Limited		702.2	FS1117.272	Support	Reject		Goal 5
3.2.5Goal 5	806	Jenny Carter	Queenstown Park Limited		806.37		Other			Goal 5
3.2.5Goal 5	807	Jenny Carter	Remarkables Park Limited		807.56		Oppose	Reject		Goal 5
3.2.5Goal 5	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.7		Not Stated	Reject		Goal 5
3.2.5Goal 5	1098	Jane O'Dea	Heritage New Zealand Pouhere Taonga		810.7	FS1098.14	Support	Reject		Goal 5
3.2.5Goal 5	1132	David Cooper	Federated Farmers of New Zealand		810.7	FS1132.72	Oppose	Reject		Goal 5
3.2.5.1Objective 1	343	Amy Wilson-White	ZJV (NZ) Limited	Brown & Company Planning Group Ltd	343.9		Other	Reject		Goal 5
3.2.5.1Objective 1	1160	Warren Hanley	Otago Regional Council	Fraser McRae	343.9	FS1160.8	Support	Reject		Goal 5
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		343.9	FS1097.193	Support	Reject		Goal 5
3.2.5.1Objective 1	355	Louise Taylor	Matukituki Trust	c/- Mitchell Partnerships Ltd	355.2		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	355.2	FS1282.3	Oppose	Reject		
3.2.5.1Objective 1	1320	Scott Edgar	Just One Life Limited	Southern Land Ltd	355.2	FS1320.6	Oppose	Accept in Part		Goal 5
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		355.2	FS1097.202	Support	Reject		Goal 5
3.2.5.1Objective 1	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.2		Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.2	FS1282.16	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		375.2	FS1097.232	Support	Reject		Goal 5
3.2.5.1Objective 1	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.5		Other	Reject		Goal 5
3.2.5.1Objective 1	1049	Campbell Hodgson	LAC Property Trustees Limited	Gallaway Cook Allan	378.5	FS1049.5	Oppose	Accept in Part		Goal 5
3.2.5.1Objective 1	1095	Campbell Hodgson	Nick Brasington	Gallaway Cook Allan	378.5	FS1095.5	Oppose	Accept in Part		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	378.5	FS1282.29	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		378.5	FS1097.251	Support	Accept in Part		Goal 5
3.2.5.1Objective 1	502	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	502.1		Other	Reject		Goal 5

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3.2.5.1Objective 1	1012	Alison Devlin	Willowridge Developments Limited		502.1	FS1012.47	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	502.1	FS1282.44	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		502.1	FS1097.440	Support	Reject		Goal 5
3.2.5.1Objective 1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.15		Oppose	Reject		Goal 5
3.2.5.1Objective 1	1015	Bernie Napp	Straterra		519.15	FS1015.51	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.15	FS1282.49	Oppose	Reject		
3.2.5.1Objective 1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.15	FS1356.15	Oppose	Accept in Part		Goal 5
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		519.15	FS1097.484	Support	Reject		Goal 5
3.2.5.1Objective 1	1117	Jenny Carter	Remarkables Park Limited		519.15	FS1117.197	Support	Reject		Goal 5
3.2.5.1Objective 1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.17		Not Stated	Reject		Goal 5
3.2.5.1Objective 1	1015	Bernie Napp	Straterra		519.17	FS1015.53	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.17	FS1282.51	Oppose			
3.2.5.1Objective 1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.17	FS1356.17	Oppose	Accept in Part		Goal 5
3.2.5.1Objective 1	581	Katia Fraser	Lesley and Jerry Burdon	Lesley and Jerry Burdon	581.5		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	581.5	FS1282.63	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		581.5	FS1097.525	Support	Reject		Goal 5
3.2.5.1Objective 1	598	Bernie Napp	Straterra		598.15		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	598.15	FS1282.72	Oppose	Reject		
3.2.5.1Objective 1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.15	FS1287.43	Support	Reject		Goal 5
3.2.5.1Objective 1	1117	Jenny Carter	Remarkables Park Limited		598.15	FS1117.228	Support	Reject		Goal 5
3.2.5.1Objective 1	600	David Cooper	Federated Farmers of New Zealand		600.29		Other	Reject		Goal 5
3.2.5.1Objective 1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.29	FS1034.29	Oppose	Accept in Part		Goal 5
3.2.5.1Objective 1	1209	Richard Burdon			600.29	FS1209.29	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	600.29	FS1282.84	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		600.29	FS1097.536	Support	Reject		Goal 5
3.2.5.1Objective 1	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.16		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	607.16	FS1282.88	Oppose	Reject		
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		607.16	FS1097.551	Support	Reject		Goal 5
3.2.5.1Objective 1	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.25		Oppose	Reject		Goal 5
3.2.5.1Objective 1	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.25	FS1105.25	Support	Reject		Goal 5

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3.2.5.1Objective 1	1137	Kay Curtis			615.25	FS1137.26	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	615.25	FS1282.91	Oppose	Reject		
3.2.5.1Objective 1	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.16		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	621.16	FS1282.92	Oppose	Reject		
3.2.5.1Objective 1	624	D & M Columb		John Edmonds + Associates Ltd	624.12		Not Stated	Reject		Goal 5
3.2.5.1Objective 1	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.12		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	716.12	FS1282.104	Oppose	Reject		
3.2.5.1Objective 1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.27		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	805.27	FS1282.106	Oppose	Reject		
3.2.5.1Objective 1	809	Stephen Quin	Queenstown Lakes District Council		809.1		Other	Reject		Goal 5
3.2.5.1Objective 1	1097	Jenny Carter	Queenstown Park Limited		809.1	FS1097.718	Oppose	Reject		Goal 5
3.2.5.1.1	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.14		Other	Reject		Goal 5
3.2.5.1.1	1097	Jenny Carter	Queenstown Park Limited		145.14	FS1097.33	Support	Reject		Goal 5
3.2.5.1.1	1162	James Wilson Cooper		GTODD Law	145.14	FS1162.14	Oppose	Accept in Part		Goal 5
3.2.5.1.1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	145.14	FS1254.116	Oppose	Accept in Part		Goal 5
3.2.5.1.1	355	Louise Taylor	Matukituki Trust	c/- Mitchell Partnerships Ltd	355.3		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	355.3	FS1282.4	Oppose	Reject		
3.2.5.1.1	1320	Scott Edgar	Just One Life Limited	Southern Land Ltd	355.3	FS1320.7	Oppose	Accept in Part		Goal 5
3.2.5.1.1	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.3		Support	Reject		Goal 5
3.2.5.1.1	1015	Bernie Napp	Straterra		375.3	FS1015.30	Oppose	Accept in Part		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.3	FS1282.17	Oppose	Reject		
3.2.5.1.1	1097	Jenny Carter	Queenstown Park Limited		375.3	FS1097.233	Support	Reject		Goal 5
3.2.5.1.1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.16		Other	Reject		Goal 5
3.2.5.1.1	1015	Bernie Napp	Straterra		519.16	FS1015.52	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.16	FS1282.50	Oppose			
3.2.5.1.1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.16	FS1356.16	Oppose	Accept in Part		Goal 5
3.2.5.1.1	598	Bernie Napp	Straterra		598.16		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	598.16	FS1282.73	Oppose	Reject		
3.2.5.1.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.16	FS1287.44	Support	Reject		Goal 5
3.2.5.1.1	1117	Jenny Carter	Remarkables Park Limited		598.16	FS1117.229	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.1.1	600	David Cooper	Federated Farmers of New Zealand		600.30		Other	Reject		Goal 5
3.2.5.1.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.30	FS1034.30	Oppose	Accept in Part		Goal 5
3.2.5.1.1	1209	Richard Burdon			600.30	FS1209.30	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	600.30	FS1282.85	Oppose	Reject		
3.2.5.1.1	1097	Jenny Carter	Queenstown Park Limited		600.30	FS1097.537	Support	Reject		Goal 5
3.2.5.1.1	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.17		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	607.17	FS1282.89	Oppose	Reject		
3.2.5.1.1	1097	Jenny Carter	Queenstown Park Limited		607.17	FS1097.552	Support	Reject		Goal 5
3.2.5.1.1	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.16		Oppose	Reject		Goal 5
3.2.5.1.1	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.16	FS1105.16	Support	Reject		Goal 5
3.2.5.1.1	1137	Kay Curtis			615.16	FS1137.17	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	615.16	FS1282.90	Oppose	Reject		
3.2.5.1.1	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.17		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	621.17	FS1282.93	Oppose	Reject		
3.2.5.1.1	624	D & M Columb		John Edmonds + Associates Ltd	624.13		Not Stated	Reject		Goal 5
3.2.5.1.1	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.13		Not Stated	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	716.13	FS1282.105	Oppose	Reject		
3.2.5.1.1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.28		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	805.28	FS1282.107	Oppose	Reject		
3.2.5.2Objective 2	248	Scott Freeman	Shotover Trust	Southern Planning Group	248.11		Other	Reject		Goal 5
3.2.5.2Objective 2	255	Noel Beggs	N.W. & C.E. BEGGS		255.3		Other	Reject		Goal 5
3.2.5.2Objective 2	289	A Brown			289.11		Other	Reject		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.5		Other - Please clearly indicate your position in your submission below	Accept in Part		
	1097	Jenny Carter	Queenstown Park Limited		437.5	FS1097.735	Support	Accept in Part		
3.2.5.2Objective 2	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.2		Other	Accept in Part		Goal 5
3.2.5.2Objective 2	502	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	502.2		Other	Reject		Goal 5
3.2.5.2Objective 2	1012	Alison Devlin	Willowridge Developments Limited		502.2	FS1012.48	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	502.2	FS1282.45	Oppose	Reject		

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.2Objective 2	1097	Jenny Carter	Queenstown Park Limited		502.2	FS1097.441	Support	Reject		Goal 5
3.2.5.2Objective 2	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.2		Other	Accept in Part		Goal 5
3.2.5.2Objective 2	1349	Louise Taylor	X-Ray Trust	MITCHELL PARTNERSHIPS LIMITED	513.2	FS1349.4	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1097	Jenny Carter	Queenstown Park Limited		513.2	FS1097.450	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.1		Oppose	Reject		Goal 5
3.2.5.2Objective 2	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.18		Oppose	Reject		Goal 5
3.2.5.2Objective 2	1015	Bernie Napp	Straterra		519.18	FS1015.54	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.18	FS1282.52	Oppose			
3.2.5.2Objective 2	1356	Graeme Todd	Cabo Limited	GTodd Law	519.18	FS1356.18	Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.2		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.2	FS1292.51	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.1		Oppose	Reject		Goal 5
3.2.5.2Objective 2	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.2		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1322	Jayne Macdonald	Juie Q.T. Limited		532.2	FS1322.6	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1071	The Secretary	Lake Hayes Estate Community Association		532.2	FS1071.60	Oppose	Reject		Goal 5
3.2.5.2Objective 2	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.2		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1322	Jayne Macdonald	Juie Q.T. Limited		534.2	FS1322.42	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.2		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1068	Keri & Roland Lemaire-Sicre			535.2	FS1068.2	Oppose	Reject		Goal 5
3.2.5.2Objective 2	1071	The Secretary	Lake Hayes Estate Community Association		535.2	FS1071.15	Oppose	Reject		Goal 5
3.2.5.2Objective 2	1322	Jayne Macdonald	Juie Q.T. Limited		535.2	FS1322.79	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.3		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1120	Michael Brial			537.3	FS1120.7	Oppose	Reject		Goal 5
3.2.5.2Objective 2	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.3	FS1292.7	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.3	FS1256.21	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.3	FS1286.12	Support	Accept in Part		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.2Objective 2	598	Bernie Napp	Straterra		598.17		Other	Accept in Part		Goal 5
3.2.5.2Objective 2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.17	FS1287.45	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1097	Jenny Carter	Queenstown Park Limited		598.17	FS1097.531	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1117	Jenny Carter	Remarkables Park Limited		598.17	FS1117.230	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	600	David Cooper	Federated Farmers of New Zealand		600.31		Support	Reject		Goal 5
3.2.5.2Objective 2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.31	FS1034.31	Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1209	Richard Burdon			600.31	FS1209.31	Support	Reject		Goal 5
3.2.5.2Objective 2	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.18		Not Stated	Accept in Part		Goal 5
3.2.5.2Objective 2	1097	Jenny Carter	Queenstown Park Limited		607.18	FS1097.553	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.17		Other	Accept in Part		Goal 5
3.2.5.2Objective 2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.17	FS1034.175	Oppose	Reject		Goal 5
3.2.5.2Objective 2	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.17		Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.17	FS1105.17	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	1137	Kay Curtis			615.17	FS1137.18	Support	Accept in Part		Goal 5
3.2.5.2Objective 2	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.18		Not Stated	Accept in Part		Goal 5
3.2.5.2Objective 2	624	D & M Columb		John Edmonds + Associates Ltd	624.14		Not Stated	Accept in Part		Goal 5
3.2.5.2Objective 2	696	James Aoake	Millbrook Country Club Ltd	John Edmonds + Associates Ltd	696.4		Oppose	Reject		Goal 5
3.2.5.2Objective 2	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.14		Not Stated	Accept in Part		Goal 5
3.2.5.2Objective 2	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.2		Other	Reject		Goal 5
3.2.5.2Objective 2	1015	Bernie Napp	Straterra		761.2	FS1015.125	Oppose	Accept in Part		Goal 5
3.2.5.2Objective 2	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.29		Other	Reject		Goal 5
3.2.5.2Objective 2	806	Jenny Carter	Queenstown Park Limited		806.38		Other	Reject		Goal 5
3.2.5.2Objective 2	807	Jenny Carter	Remarkables Park Limited		807.57		Oppose	Reject		Goal 5
3.2.5.2.1	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.15		Other	Accept in Part		Goal 5
3.2.5.2.1	1097	Jenny Carter	Queenstown Park Limited		145.15	FS1097.34	Support	Accept in Part		Goal 5
3.2.5.2.1	1162	James Wilson Cooper		GTODD Law	145.15	FS1162.15	Oppose	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.2.1	1254	Warwick Goldsmith	Allenby Farms Limited	Anderson Lloyd	145.15	FS1254.117	Oppose	Reject		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.6		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.6	FS1097.736	Support	Reject		
3.2.5.2.1	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.3		Other	Reject		Goal 5
3.2.5.2.1	1097	Jenny Carter	Queenstown Park Limited		456.3	FS1097.427	Support	Reject		Goal 5
3.2.5.2.1	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.3		Other	Reject		Goal 5
3.2.5.2.1	1097	Jenny Carter	Queenstown Park Limited		513.3	FS1097.451	Support	Reject		Goal 5
3.2.5.2.1	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.2		Oppose	Reject		Goal 5
3.2.5.2.1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.19		Other	Reject		Goal 5
3.2.5.2.1	1015	Bernie Napp	Straterra		519.19	FS1015.55	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.19	FS1282.53	Oppose	Reject		
3.2.5.2.1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.19	FS1356.19	Oppose	Accept in Part		Goal 5
3.2.5.2.1	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.3		Oppose	Reject		Goal 5
3.2.5.2.1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.3	FS1292.52	Support	Reject		Goal 5
3.2.5.2.1	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.2		Oppose	Reject		Goal 5
3.2.5.2.1	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.3		Other	Reject		Goal 5
3.2.5.2.1	1322	Jayne Macdonald	Juie Q.T. Limited		532.3	FS1322.7	Support	Reject		Goal 5
3.2.5.2.1	1071	The Secretary	Lake Hayes Estate Community Association		532.3	FS1071.61	Oppose	Accept in Part		Goal 5
3.2.5.2.1	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.3		Other	Reject		Goal 5
3.2.5.2.1	1322	Jayne Macdonald	Juie Q.T. Limited		534.3	FS1322.43	Support	Reject		Goal 5
3.2.5.2.1	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.3		Other	Reject		Goal 5
3.2.5.2.1	1068	Keri & Roland Lemaire-Sicre			535.3	FS1068.3	Oppose	Accept in Part		Goal 5
3.2.5.2.1	1071	The Secretary	Lake Hayes Estate Community Association		535.3	FS1071.16	Oppose	Accept in Part		Goal 5
3.2.5.2.1	1322	Jayne Macdonald	Juie Q.T. Limited		535.3	FS1322.80	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.2.1	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.2		Oppose	Reject		Goal 5
3.2.5.2.1	1120	Michael Brial			537.2	FS1120.6	Oppose	Accept in Part		Goal 5
3.2.5.2.1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.2	FS1292.6	Support	Reject		Goal 5
3.2.5.2.1	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.2	FS1256.20	Support	Reject		Goal 5
3.2.5.2.1	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.2	FS1286.11	Support	Reject		Goal 5
3.2.5.2.1	598	Bernie Napp	Straterra		598.18		Other	Reject		Goal 5
3.2.5.2.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.18	FS1287.46	Support	Reject		Goal 5
3.2.5.2.1	1117	Jenny Carter	Remarkables Park Limited		598.18	FS1117.231	Support	Reject		Goal 5
3.2.5.2.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.18		Other	Reject		Goal 5
3.2.5.2.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.18	FS1034.176	Oppose	Accept in Part		Goal 5
3.2.5.2.1	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.4		Other	Reject		Goal 5
3.2.5.2.1	696	James Aoake	Millbrook Country Club Ltd	John Edmonds + Associates Ltd	696.5		Oppose	Reject		Goal 5
3.2.5.2.1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.30		Other	Reject		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.7		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.7	FS1097.737	Support	Reject		
3.2.5.2.2	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.4		Support	Reject		Goal 5
3.2.5.2.2	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.4		Support	Reject		Goal 5
3.2.5.2.2	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.4	FS1292.53	Support	Reject		Goal 5
3.2.5.2.2	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.4		Support	Reject		Goal 5
3.2.5.2.2	1322	Jayne Macdonald	Juie Q.T. Limited		532.4	FS1322.8	Support	Reject		Goal 5
3.2.5.2.2	1071	The Secretary	Lake Hayes Estate Community Association		532.4	FS1071.62	Oppose	Accept in Part		Goal 5
3.2.5.2.2	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.4		Support	Reject		Goal 5
3.2.5.2.2	1322	Jayne Macdonald	Juie Q.T. Limited		534.4	FS1322.44	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.2.2	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.4		Support	Reject		Goal 5
3.2.5.2.2	1068	Keri & Roland Lemaire-Sicre			535.4	FS1068.4	Oppose	Accept in Part		Goal 5
3.2.5.2.2	1071	The Secretary	Lake Hayes Estate Community Association		535.4	FS1071.17	Oppose	Accept in Part		Goal 5
3.2.5.2.2	1322	Jayne Macdonald	Juie Q.T. Limited		535.4	FS1322.81	Support	Reject		Goal 5
3.2.5.2.2	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.4		Support	Reject		Goal 5
3.2.5.2.2	1120	Michael Brial			537.4	FS1120.8	Oppose	Accept in Part		Goal 5
3.2.5.2.2	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.4	FS1292.8	Support	Reject		Goal 5
3.2.5.2.2	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.4	FS1256.22	Support	Reject		Goal 5
3.2.5.2.2	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.4	FS1286.13	Support	Reject		Goal 5
3.2.5.2.2	624	D & M Columb		John Edmonds + Associates Ltd	624.15		Not Stated	Reject		Goal 5
3.2.5.2.2	716	James Aoake	Ngai Tahu Tourism Ltd	John Edmonds + Associates Ltd	716.15		Not Stated	Reject		Goal 5
3.2.5.2.2	1097	Jenny Carter	Queenstown Park Limited		716.15	FS1097.692	Support	Reject		Goal 5
3.2.5.2.2	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.31		Other	Reject		Goal 5
3.2.5.3Objective 3	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.6		Support	Accept in Part		Goal 5
3.2.5.3Objective 3	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.6	FS1049.6	Oppose	Reject		Goal 5
3.2.5.3Objective 3	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.6	FS1095.6	Oppose	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	378.6	FS1282.30	Oppose	Reject		
3.2.5.3Objective 3	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		513.5	FS1097.444	Support	Reject		Goal 5
3.2.5.3Objective 3	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.3		Other	Reject		Goal 5
3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		515.3	FS1097.460	Support	Reject		Goal 5
3.2.5.3Objective 3	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.20		Other	Reject		Goal 5
3.2.5.3Objective 3	1015	Bernie Napp	Straterra		519.20	FS1015.56	Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	519.20	FS1282.54	Oppose	Reject		
3.2.5.3Objective 3	1356	Graeme Todd	Cabo Limited	GTodd Law	519.20	FS1356.20	Oppose	Accept in Part		Goal 5
3.2.5.3Objective 3	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.5	FS1292.54	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		522.5	FS1097.491	Support	Reject		Goal 5
3.2.5.3Objective 3	528	Warwick Goldsmith	Shotover Country Limited	Anderson Lloyd	528.1		Other	Reject		Goal 5
3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		528.1	FS1097.501	Support	Reject		Goal 5
3.2.5.3Objective 3	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.3		Other	Reject		Goal 5
3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		531.3	FS1097.508	Support	Reject		Goal 5
3.2.5.3Objective 3	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1322	Jayne Macdonald	Juie Q.T. Limited		532.5	FS1322.9	Support	Reject		Goal 5
3.2.5.3Objective 3	1071	The Secretary	Lake Hayes Estate Community Association		532.5	FS1071.63	Oppose	Accept in Part		Goal 5
3.2.5.3Objective 3	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1322	Jayne Macdonald	Juie Q.T. Limited		534.5	FS1322.45	Support	Reject		Goal 5
3.2.5.3Objective 3	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1068	Keri & Roland Lemaire-Sicre			535.5	FS1068.5	Oppose	Accept in Part		Goal 5
3.2.5.3Objective 3	1071	The Secretary	Lake Hayes Estate Community Association		535.5	FS1071.18	Oppose	Accept in Part		Goal 5
3.2.5.3Objective 3	1322	Jayne Macdonald	Juie Q.T. Limited		535.5	FS1322.82	Support	Reject		Goal 5
3.2.5.3Objective 3	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.5		Other	Reject		Goal 5
3.2.5.3Objective 3	1120	Michael Brial			537.5	FS1120.9	Oppose	Accept in Part		Goal 5
3.2.5.3Objective 3	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.5	FS1292.9	Support	Reject		Goal 5
3.2.5.3Objective 3	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.5	FS1256.23	Support	Reject		Goal 5
3.2.5.3Objective 3	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.5	FS1286.14	Support	Reject		Goal 5
3.2.5.3Objective 3	598	Bernie Napp	Straterra		598.19		Other	Reject		Goal 5
3.2.5.3Objective 3	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.19	FS1287.47	Support	Reject		Goal 5
3.2.5.3Objective 3	600	David Cooper	Federated Farmers of New Zealand		600.32		Other	Accept in Part		Goal 5
3.2.5.3Objective 3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.32	FS1034.32	Oppose	Reject		Goal 5
3.2.5.3Objective 3	1209	Richard Burdon			600.32	FS1209.32	Support	Accept in Part		Goal 5
3.2.5.3Objective 3	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.19		Other	Reject		Goal 5
3.2.5.3Objective 3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.19	FS1034.177	Oppose	Accept in Part		Goal 5

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3.2.5.3Objective 3	1097	Jenny Carter	Queenstown Park Limited		608.19	FS1097.566	Support	Reject		Goal 5
3.2.5.3Objective 3	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.3		Other	Reject		Goal 5
3.2.5.3Objective 3	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.3		Other	Reject		Goal 5
3.2.5.3Objective 3	807	Jenny Carter	Remarkables Park Limited		807.58		Oppose	Reject		Goal 5
3.2.5.3.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.20		Oppose	Reject		Goal 5
3.2.5.3.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.20	FS1034.178	Oppose	Accept in Part		Goal 5
3.2.5.3.1	806	Jenny Carter	Queenstown Park Limited		806.39		Oppose	Reject		Goal 5
3.2.5.4Objective 4	248	Scott Freeman	Shotover Trust	Southern Planning Group	248.12		Other	Reject		Goal 5
3.2.5.4Objective 4	289	A Brown			289.12		Support	Accept		Goal 5
3.2.5.4Objective 4	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.4		Other	Accept in Part		Goal 5
3.2.5.4Objective 4	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.6		Oppose	Reject		Goal 5
3.2.5.4Objective 4	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.7		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		513.7	FS1097.445	Support	Reject		Goal 5
3.2.5.4Objective 4	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.4		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		515.4	FS1097.474	Support	Reject		Goal 5
3.2.5.4Objective 4	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.6		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.6	FS1292.55	Support	Reject		Goal 5
3.2.5.4Objective 4	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.7		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.7	FS1292.56	Support	Reject		Goal 5
3.2.5.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		522.7	FS1097.492	Support	Reject		Goal 5
3.2.5.4Objective 4	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.4		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		531.4	FS1097.509	Support	Reject		Goal 5
3.2.5.4Objective 4	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.6		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1120	Michael Brial			537.6	FS1120.10	Oppose	Accept in Part		Goal 5
3.2.5.4Objective 4	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.6	FS1256.24	Support	Reject		Goal 5
3.2.5.4Objective 4	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.6	FS1286.15	Support	Reject		Goal 5
3.2.5.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.6	FS1292.10	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.4Objective 4	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.7		Oppose	Reject		Goal 5
3.2.5.4Objective 4	1120	Michael Brial			537.7	FS1120.11	Oppose	Accept in Part		Goal 5
3.2.5.4Objective 4	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.7	FS1256.25	Support	Reject		Goal 5
3.2.5.4Objective 4	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.7	FS1286.16	Support	Reject		Goal 5
3.2.5.4Objective 4	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.7	FS1292.11	Support	Reject		Goal 5
3.2.5.4Objective 4	581	Katia Fraser	Lesley and Jerry Burdon	Lesley and Jerry Burdon	581.6		Other	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	581.6	FS1282.64	Oppose	Reject		
3.2.5.4Objective 4	1097	Jenny Carter	Queenstown Park Limited		581.6	FS1097.526	Support	Reject		Goal 5
3.2.5.4Objective 4	600	David Cooper	Federated Farmers of New Zealand		600.33		Support	Accept		Goal 5
3.2.5.4Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.33	FS1034.33	Oppose	Reject		Goal 5
3.2.5.4Objective 4	1209	Richard Burdon			600.33	FS1209.33	Support	Accept in Part		Goal 5
3.2.5.4Objective 4	761	Chris Ferguson	ORFEL Ltd	Boffa Miskell Ltd	761.4		Other	Reject		Goal 5
3.2.5.4Objective 4	806	Jenny Carter	Queenstown Park Limited		806.40		Other	Reject		Goal 5
3.2.5.4Objective 4	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	806.40	FS1313.50	Support	Reject		Goal 5
3.2.5.4Objective 4	807	Jenny Carter	Remarkables Park Limited		807.59		Oppose	Reject		Goal 5
3.2.5.4.1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.21		Other	Reject		Goal 5
3.2.5.4.1	1015	Bernie Napp	Straterra		519.21	FS1015.57	Support	Reject		Goal 5
3.2.5.4.1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.21	FS1356.21	Oppose	Accept in Part		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.8		Support	Accept		
	1097	Jenny Carter	Queenstown Park Limited		437.8	FS1097.738	Support	Accept		
3.2.5.4.2	600	David Cooper	Federated Farmers of New Zealand		600.34		Support	Accept		Goal 5
3.2.5.4.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.34	FS1034.34	Oppose	Reject		Goal 5
3.2.5.4.2	1209	Richard Burdon			600.34	FS1209.34	Support	Accept in Part		Goal 5
3.2.5.4.2	633	Nick Flight			633.2		Not Stated	Reject		Goal 5
3.2.5.4.2	806	Jenny Carter	Queenstown Park Limited		806.41		Support	Accept		Goal 5
3.2.5.5Objective 5	289	A Brown			289.13		Support	Accept		Goal 5
3.2.5.5Objective 5	315	Scott Edgar	The Alpine Group Limited	Southern Land	315.3		Support	Accept		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		315.3	FS1097.142	Oppose	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.5Objective 5	343	Amy Wilson-White	ZJV (NZ) Limited	Brown & Company Planning Group Ltd	343.2		Other	Reject		Goal 5
3.2.5.5Objective 5	345	(K)John McQuilkin		Brown & Company Planning Group Ltd	345.2		Other	Reject		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		345.2	FS1097.195	Support	Reject		Goal 5
3.2.5.5Objective 5	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.4		Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.4	FS1282.18	Oppose	Reject		
3.2.5.5Objective 5	407	Amy Wilson-White	Mount Cardrona Station Limited	Brown & Company Planning Group Ltd	407.3		Support	Reject		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		407.3	FS1097.264	Support	Reject		Goal 5
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.9		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.9	FS1097.739	Support	Reject		
3.2.5.5Objective 5	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.5		Other	Reject		Goal 5
3.2.5.5Objective 5	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.8		Oppose	Reject		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		513.8	FS1097.446	Support	Reject		Goal 5
3.2.5.5Objective 5	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.5		Oppose	Reject		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		515.5	FS1097.461	Support	Reject		Goal 5
3.2.5.5Objective 5	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.8		Oppose	Reject		Goal 5
3.2.5.5Objective 5	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.8	FS1292.57	Support	Reject		Goal 5
3.2.5.5Objective 5	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.5		Oppose	Reject		Goal 5
3.2.5.5Objective 5	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.6		Other	Reject		Goal 5
3.2.5.5Objective 5	1071	The Secretary	Lake Hayes Estate Community Association		532.6	FS1071.64	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1322	Jayne Macdonald	Juie Q.T. Limited		532.6	FS1322.10	Support	Reject		Goal 5
3.2.5.5Objective 5	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.6		Other	Reject		Goal 5
3.2.5.5Objective 5	1322	Jayne Macdonald	Juie Q.T. Limited		534.6	FS1322.46	Support	Reject		Goal 5
3.2.5.5Objective 5	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.6		Other	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.5Objective 5	1068	Keri & Roland Lemaire-Sicre			535.6	FS1068.6	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1071	The Secretary	Lake Hayes Estate Community Association		535.6	FS1071.19	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1322	Jayne Macdonald	Juie Q.T. Limited		535.6	FS1322.83	Support	Reject		Goal 5
3.2.5.5Objective 5	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.8		Oppose	Reject		Goal 5
3.2.5.5Objective 5	1120	Michael Brial			537.8	FS1120.12	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.8	FS1256.26	Support	Reject		Goal 5
3.2.5.5Objective 5	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.8	FS1286.17	Support	Reject		Goal 5
3.2.5.5Objective 5	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.8	FS1292.12	Support	Reject		Goal 5
3.2.5.5Objective 5	598	Bernie Napp	Straterra		598.20		Other	Reject		Goal 5
3.2.5.5Objective 5	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	598.20	FS1091.14	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.20	FS1287.48	Support	Reject		Goal 5
3.2.5.5Objective 5	600	David Cooper	Federated Farmers of New Zealand		600.35		Other	Accept		Goal 5
3.2.5.5Objective 5	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.35	FS1034.35	Oppose	Reject		Goal 5
3.2.5.5Objective 5	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	600.35	FS1091.18	Support	Accept		Goal 5
3.2.5.5Objective 5	1209	Richard Burdon			600.35	FS1209.35	Support	Accept in Part		Goal 5
3.2.5.5Objective 5	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.21		Oppose	Reject		Goal 5
3.2.5.5Objective 5	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.21	FS1034.179	Oppose	Accept in Part		Goal 5
3.2.5.5Objective 5	1097	Jenny Carter	Queenstown Park Limited		608.21	FS1097.567	Support	Reject		Goal 5
3.2.5.5Objective 5	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.5		Other	Reject		Goal 5
3.2.5.5Objective 5	784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.24		Support	Accept		Goal 5
3.2.5.5Objective 5	791	Tim Burdon			791.5		Support	Accept		Goal 5
3.2.5.5Objective 5	794	Tim Burdon	Lakes Land Care		794.5		Support	Accept		Goal 5
3.2.5.5Objective 5	806	Jenny Carter	Queenstown Park Limited		806.42		Other	Reject		Goal 5
3.2.5.5Objective 5	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	806.42	FS1091.31	Oppose	Accept		Goal 5
3.2.5.5Objective 5	807	Jenny Carter	Remarkables Park Limited		807.60		Oppose	Reject		Goal 5
3.2.5.5.1	285	Debbie MacColl			285.3		Support	Accept in Part		Goal 5

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3.2.5.5.1	1097	Jenny Carter	Queenstown Park Limited		285.3	FS1097.124	Support	Accept in Part		Goal 5
3.2.5.5.1	345	(K)John McQuilkin		Brown & Company Planning Group Ltd	345.3		Other	Reject		Goal 5
3.2.5.5.1	1097	Jenny Carter	Queenstown Park Limited		345.3	FS1097.196	Support	Reject		Goal 5
3.2.5.5.1	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.5		Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.5	FS1282.19	Oppose	Reject		
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.10		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.10	FS1097.740	Support	Reject		
3.2.5.5.1	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.6		Other	Reject		Goal 5
3.2.5.5.1	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.9		Other	Reject		Goal 5
3.2.5.5.1	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.6		Oppose	Reject		Goal 5
3.2.5.5.1	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.9		Other	Reject		Goal 5
3.2.5.5.1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.9	FS1292.58	Support	Reject		Goal 5
3.2.5.5.1	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.6		Oppose	Reject		Goal 5
3.2.5.5.1	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.7		Other	Reject		Goal 5
3.2.5.5.1	1071	The Secretary	Lake Hayes Estate Community Association		532.7	FS1071.65	Oppose	Accept in Part		Goal 5
3.2.5.5.1	1322	Jayne Macdonald	Juie Q.T. Limited		532.7	FS1322.11	Support	Reject		Goal 5
3.2.5.5.1	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.7		Other	Reject		Goal 5
3.2.5.5.1	1322	Jayne Macdonald	Juie Q.T. Limited		534.7	FS1322.47	Support	Reject		Goal 5
3.2.5.5.1	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.7		Other	Reject		Goal 5
3.2.5.5.1	1068	Keri & Roland Lemaire-Sicre			535.7	FS1068.7	Oppose	Accept in Part		Goal 5
3.2.5.5.1	1071	The Secretary	Lake Hayes Estate Community Association		535.7	FS1071.20	Oppose	Accept in Part		Goal 5
3.2.5.5.1	1322	Jayne Macdonald	Juie Q.T. Limited		535.7	FS1322.84	Support	Reject		Goal 5
3.2.5.5.1	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.9		Other	Reject		Goal 5
3.2.5.5.1	1120	Michael Brial			537.9	FS1120.13	Oppose	Accept in Part		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.5.1	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.9	FS1256.27	Support	Reject		Goal 5
3.2.5.5.1	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.9	FS1286.18	Support	Reject		Goal 5
3.2.5.5.1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.9	FS1292.13	Support	Reject		Goal 5
3.2.5.5.1	598	Bernie Napp	Straterra		598.21		Oppose	Reject		Goal 5
3.2.5.5.1	1132	David Cooper	Federated Farmers of New Zealand		598.21	FS1132.31	Oppose	Accept		Goal 5
3.2.5.5.1	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.21	FS1287.49	Support	Reject		Goal 5
3.2.5.5.1	600	David Cooper	Federated Farmers of New Zealand		600.36		Support	Accept		Goal 5
3.2.5.5.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.36	FS1034.36	Oppose	Reject		Goal 5
3.2.5.5.1	1209	Richard Burdon			600.36	FS1209.36	Support	Accept		Goal 5
3.2.5.5.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.22		Oppose	Reject		Goal 5
3.2.5.5.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.22	FS1034.180	Oppose	Accept in Part		Goal 5
3.2.5.5.1	1097	Jenny Carter	Queenstown Park Limited		608.22	FS1097.568	Support	Reject		Goal 5
3.2.5.5.1	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.6		Oppose	Reject		Goal 5
3.2.5.5.1	696	James Aoake	Millbrook Country Club Ltd	John Edmonds + Associates Ltd	696.6		Oppose	Reject		Goal 5
3.2.5.5.1	1091	Campbell Hodgson	Jeremy Bell Investments Limited	Galloway Cook Allan	696.6	FS1091.23	Oppose	Accept		Goal 5
3.2.5.5.1	701	Paul Kane			701.5		Not Stated	Reject		Goal 5
3.2.5.5.1	1162	James Wilson Cooper		GTODD Law	701.5	FS1162.40	Support	Reject		Goal 5
3.2.5.5.1	784	Bridget Irving	Jeremy Bell Investments Limited	Galloway Cook Allan Lawyers	784.25		Other	Reject		Goal 5
3.2.5.5.1	791	Tim Burdon			791.6		Support	Reject		Goal 5
3.2.5.5.1	794	Tim Burdon	Lakes Land Care		794.6		Support	Reject		Goal 5
3.2.5.5.2	343	Amy Wilson-White	ZJV (NZ) Limited	Brown & Company Planning Group Ltd	343.3		Other	Reject		Goal 5
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		343.3	FS1097.188	Support	Reject		Goal 5
3.2.5.5.2	345	(K)John McQuilkin		Brown & Company Planning Group Ltd	345.4		Other	Reject		Goal 5
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		345.4	FS1097.197	Support	Reject		Goal 5
3.2.5.5.2	375	Jeremy Carey-Smith		Brown & Company Planning Group Ltd	375.6		Support	Reject		Goal 5
	1282	Scott Edgar	Longview Environmental Trust	Southern Land Ltd	375.6	FS1282.20	Oppose	Reject		
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		375.6	FS1097.234	Support	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	437	Amy Wilson-White	Trojan Helmet Limited	Brown & Company Planning Company Ltd	437.11		Other - Please clearly indicate your position in your submission below	Reject		
	1097	Jenny Carter	Queenstown Park Limited		437.11	FS1097.741	Support	Reject		
3.2.5.5.2	456	Amy Wilson-White	Hogans Gully Farming Limited	Brown & Company Planning Group Ltd	456.7		Other	Reject		Goal 5
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		456.7	FS1097.428	Support	Reject		Goal 5
3.2.5.5.2	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.7		Oppose	Reject		Goal 5
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		515.7	FS1097.462	Support	Reject		Goal 5
3.2.5.5.2	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.10		Other	Reject		Goal 5
3.2.5.5.2	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.10	FS1292.59	Support	Reject		Goal 5
3.2.5.5.2	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.7		Oppose	Reject		Goal 5
3.2.5.5.2	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.8		Other	Reject		Goal 5
3.2.5.5.2	1071	The Secretary	Lake Hayes Estate Community Association		532.8	FS1071.66	Oppose	Accept in Part		Goal 5
3.2.5.5.2	1322	Jayne Macdonald	Juie Q.T. Limited		532.8	FS1322.12	Support	Reject		Goal 5
3.2.5.5.2	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.8		Other	Reject		Goal 5
3.2.5.5.2	1322	Jayne Macdonald	Juie Q.T. Limited		534.8	FS1322.48	Support	Reject		Goal 5
3.2.5.5.2	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.8		Other	Reject		Goal 5
3.2.5.5.2	1068	Keri & Roland Lemaire-Sicre			535.8	FS1068.8	Oppose	Accept in Part		Goal 5
3.2.5.5.2	1071	The Secretary	Lake Hayes Estate Community Association		535.8	FS1071.21	Oppose	Accept in Part		Goal 5
3.2.5.5.2	1322	Jayne Macdonald	Juie Q.T. Limited		535.8	FS1322.85	Support	Reject		Goal 5
3.2.5.5.2	598	Bernie Napp	Straterra		598.22		Other	Reject		Goal 5
3.2.5.5.2	1132	David Cooper	Federated Farmers of New Zealand		598.22	FS1132.32	Oppose	Accept in Part		Goal 5
3.2.5.5.2	1287	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	598.22	FS1287.50	Support	Reject		Goal 5
3.2.5.5.2	600	David Cooper	Federated Farmers of New Zealand		600.37		Support	Accept		Goal 5
3.2.5.5.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.37	FS1034.37	Oppose	Reject		Goal 5

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.5.5.2	1209	Richard Burdon			600.37	FS1209.37	Support	Accept in Part		Goal 5
3.2.5.5.2	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.19		Not Stated	Reject		Goal 5
3.2.5.5.2	1097	Jenny Carter	Queenstown Park Limited		607.19	FS1097.554	Support	Reject		Goal 5
3.2.5.5.2	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.18		Oppose	Reject		Goal 5
3.2.5.5.2	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.18	FS1105.18	Support	Reject		Goal 5
3.2.5.5.2	1137	Kay Curtis			615.18	FS1137.19	Support	Reject		Goal 5
3.2.5.5.2	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.19		Not Stated	Reject		Goal 5
3.2.5.5.2	643	James Aoake	Crown Range Enterprises	John Edmonds + Associates Ltd	643.7		Other	Reject		Goal 5
3.2.5.5.2	784	Bridget Irving	Jeremy Bell Investments Limited	Gallaway Cook Allan Lawyers	784.26		Support	Reject		Goal 5
3.2.5.5.2	791	Tim Burdon			791.7		Support	Reject		Goal 5
3.2.5.5.2	794	Tim Burdon	Lakes Land Care		794.7		Support	Reject		Goal 5
3.2.6Goal 6	10	Elizabeth Hanan			10.5		Other	Reject		Goal 6
3.2.6Goal 6	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.5	FS1157.5	Oppose	Accept in Part		Goal 6
3.2.6Goal 6	21	Alison Walsh			21.23		Support	Accept		Goal 6
3.2.6Goal 6	197	Jeffrey Hylton			197.18		Oppose	Reject		Goal 6
3.2.6Goal 6	199	Craig Douglas			199.7		Other	Reject		Goal 6
3.2.6Goal 6	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.143		Support	Accept		Goal 6
3.2.6Goal 6	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.143	FS1157.21	Oppose	Reject		Goal 6
3.2.6Goal 6	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.143	FS1107.148	Oppose	Reject		Goal 6
3.2.6Goal 6	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.143	FS1226.148	Oppose	Reject		Goal 6
3.2.6Goal 6	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.143	FS1234.148	Oppose	Reject		Goal 6
3.2.6Goal 6	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.143	FS1239.148	Oppose	Reject		Goal 6
3.2.6Goal 6	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.143	FS1241.148	Oppose	Reject		Goal 6
3.2.6Goal 6	1242	Antony & Ruth Stokes			238.143	FS1242.171	Oppose	Reject		Goal 6
3.2.6Goal 6	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.143	FS1248.148	Oppose	Reject		Goal 6

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.6Goal 6	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.143	FS1249.148	Oppose	Reject		Goal 6
3.2.6Goal 6	285	Debbie MacColl			285.4		Support	Accept in Part		Goal 6
3.2.6Goal 6	292	John Walker			292.5		Support	Accept in Part		Goal 6
3.2.6Goal 6	383	Vanessa van Uden	Queenstown Lakes District Council		383.11		Other	Accept		Goal 6
3.2.6Goal 6	442	David and Margaret Bunn			442.4		Support	Accept in Part		Goal 6
3.2.6Goal 6	469	Julie Newell			469.1		Oppose			Goal 6
3.2.6Goal 6	1059	Erna Spijkerbosch			469.1	FS1059.42	Oppose	Reject		Goal 6
3.2.6Goal 6	806	Jenny Carter	Queenstown Park Limited		806.43		Not Stated	Reject		Goal 6
3.2.6Goal 6	807	Jenny Carter	Remarkables Park Limited		807.61		Oppose	Reject		Goal 6
3.2.6.1Objective 1	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.144		Other	Reject		Goal 6
3.2.6.1Objective 1	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.144	FS1157.22	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.144	FS1107.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.144	FS1226.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.144	FS1234.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.144	FS1239.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.144	FS1241.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1242	Antony & Ruth Stokes			238.144	FS1242.172	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.144	FS1248.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.144	FS1249.149	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	449	Tracey Henderson	none	none	449.1		Other			Goal 6
3.2.6.1Objective 1	1059	Erna Spijkerbosch			449.1	FS1059.41	Oppose	Reject		Goal 6
3.2.6.1Objective 1	513	Maree Baker-Galloway	Jenny Barb	Anderson Lloyd	513.10		Other	Reject		Goal 6
3.2.6.1Objective 1	515	Maree Baker-Galloway	Wakatipu Equities	Anderson Lloyd	515.8		Other	Reject		Goal 6
3.2.6.1Objective 1	522	Vanessa Robb	Kristie Jean Brustad and Harry James Inch	Anderson Lloyd	522.11		Other	Reject		Goal 6

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.6.1Objective 1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	522.11	FS1292.60	Support	Reject		Goal 6
3.2.6.1Objective 1	528	Warwick Goldsmith	Shotover Country Limited	Anderson Lloyd	528.2		Other	Reject		Goal 6
3.2.6.1Objective 1	531	Maree Baker-Galloway	Crosshill Farms Limited	Anderson Lloyd	531.8		Other	Reject		Goal 6
3.2.6.1Objective 1	532	Maree Baker-Galloway	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Anderson Lloyd	532.9		Other	Reject		Goal 6
3.2.6.1Objective 1	1071	The Secretary	Lake Hayes Estate Community Association		532.9	FS1071.67	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1322	Jayne Macdonald	Juie Q.T. Limited		532.9	FS1322.13	Support	Reject		Goal 6
3.2.6.1Objective 1	534	Warwick Goldsmith	Wayne Evans, G W Stalker Family Trust, Mike Henry	Anderson Lloyd	534.9		Other	Reject		Goal 6
3.2.6.1Objective 1	1322	Jayne Macdonald	Juie Q.T. Limited		534.9	FS1322.49	Support	Reject		Goal 6
3.2.6.1Objective 1	535	Warwick Goldsmith	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Anderson Lloyd	535.9		Other	Reject		Goal 6
3.2.6.1Objective 1	1068	Keri & Roland Lemaire-Sicre			535.9	FS1068.9	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1071	The Secretary	Lake Hayes Estate Community Association		535.9	FS1071.22	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1322	Jayne Macdonald	Juie Q.T. Limited		535.9	FS1322.86	Support	Accept in Part		Goal 6
3.2.6.1Objective 1	537	Vanessa Robb	Slopehill Joint Venture	Anderson Lloyd	537.10		Other	Reject		Goal 6
3.2.6.1Objective 1	1120	Michael Brial			537.10	FS1120.14	Oppose	Accept in Part		Goal 6
3.2.6.1Objective 1	1256	Warwick Goldsmith	Ashford Trust	Anderson Lloyd	537.10	FS1256.28	Support	Reject		Goal 6
3.2.6.1Objective 1	1286	Mr M and Mrs J Henry		Vanessa Robb, Anderson Lloyd	537.10	FS1286.19	Support	Reject		Goal 6
3.2.6.1Objective 1	1292	Roger and Carol Wilkinson		Maree Baker-Galloway, Anderson Lloyd	537.10	FS1292.14	Support	Reject		Goal 6
3.2.6.1Objective 1	806	Jenny Carter	Queenstown Park Limited		806.44		Oppose	Reject		Goal 6
3.2.6.1.2	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.145		Oppose	Reject		Goal 6
3.2.6.1.2	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.145	FS1157.23	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.145	FS1107.150	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.145	FS1226.150	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.145	FS1234.150	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.145	FS1239.150	Oppose	Accept in Part		Goal 6

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.6.1.2	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.145	FS1241.150	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1242	Antony & Ruth Stokes			238.145	FS1242.173	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.145	FS1248.150	Oppose	Accept in Part		Goal 6
3.2.6.1.2	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.145	FS1249.150	Oppose	Accept in Part		Goal 6
3.2.6.2Objective 2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.23		Other	Reject		Goal 6
3.2.6.2Objective 2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.23	FS1034.181	Oppose	Accept in Part		Goal 6
3.2.6.2.2	798	Warren Hanley	Otago Regional Council		798.30		Oppose	Reject		Goal 6
3.2.6.3Objective 3	117	Maggie Lawton			117.45		Support	Reject		Goal 6
3.2.6.3Objective 3	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.146		Other	Reject		Goal 6
3.2.6.3Objective 3	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.146	FS1157.24	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.146	FS1107.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.146	FS1226.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.146	FS1234.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.146	FS1239.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.146	FS1241.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1242	Antony & Ruth Stokes			238.146	FS1242.174	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.146	FS1248.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.146	FS1249.151	Oppose	Accept in Part		Goal 6
3.2.6.3Objective 3	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.148		Support	Accept in Part		Goal 6
3.2.6.3Objective 3	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.148	FS1157.26	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.148	FS1107.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.148	FS1226.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.148	FS1234.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.148	FS1239.153	Oppose	Reject		Goal 6

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.6.3Objective 3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.148	FS1241.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1242	Antony & Ruth Stokes			238.148	FS1242.176	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.148	FS1248.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.148	FS1249.153	Oppose	Reject		Goal 6
3.2.6.3Objective 3	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBIV))	C/- Mitchell Partnerships Limited	378.7		Support	Accept		Goal 6
3.2.6.3Objective 3	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.7	FS1049.7	Oppose	Reject		Goal 6
3.2.6.3Objective 3	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.7	FS1095.7	Oppose	Reject		Goal 6
3.2.6.3Objective 3	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.7		Not Stated	Reject		Goal 6
3.2.6.3Objective 3	806	Jenny Carter	Queenstown Park Limited		806.45		Support	Accept		Goal 6
3.2.6.4Objective 4	117	Maggie Lawton			117.44		Support	Accept in Part		Goal 6
3.2.6.4Objective 4	238	NZIA and Architecture+Women Southern	NZIA Southern and Architecture + Women Southern		238.147		Other	Reject		Goal 6
3.2.6.4Objective 4	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	238.147	FS1157.25	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.147	FS1107.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.147	FS1226.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.147	FS1234.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.147	FS1239.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.147	FS1241.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1242	Antony & Ruth Stokes			238.147	FS1242.175	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.147	FS1248.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.147	FS1249.152	Oppose	Accept in Part		Goal 6
3.2.6.4Objective 4	625	John Wellington	Upper Clutha Track Trust		625.3		Support	Accept		Goal 6
3.2.6.4Objective 4	1347	Tim Burdon	Lakes Land Care		625.3	FS1347.83	Oppose	Reject		Goal 6
3.2.6.4Objective 4	640	John Wellington			640.3		Support	Accept		Goal 6
3.2.6.4Objective 4	806	Jenny Carter	Queenstown Park Limited		806.46		Support	Accept		Goal 6

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.6.4.2	625	John Wellington	Upper Clutha Track Trust		625.4		Support	Accept		Goal 6
3.2.6.4.2	1347	Tim Burdon	Lakes Land Care		625.4	FS1347.84	Oppose	Reject		Goal 6
3.2.6.4.2	640	John Wellington			640.4		Other	Accept in Part		Goal 6
3.2.7Goal 7	21	Alison Walsh			21.24		Support	Accept		Goal 7
3.2.7Goal 7	197	Jeffrey Hylton			197.19		Other	Reject		Goal 7
3.2.7Goal 7	199	Craig Douglas			199.8		Support	Accept		Goal 7
3.2.7Goal 7	600	David Cooper	Federated Farmers of New Zealand		600.38		Support	Accept		Goal 7
3.2.7Goal 7	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.38	FS1034.38	Oppose	Reject		Goal 7
3.2.7Goal 7	1209	Richard Burdon			600.38	FS1209.38	Support	Accept		Goal 7
3.2.7Goal 7	1117	Jenny Carter	Remarkables Park Limited		600.38	FS1117.235	Oppose	Reject		Goal 7
3.2.7Goal 7	711	Richard Lawrie Hewitt			711.4		Not Stated	Reject		Goal 7
3.2.7Goal 7	806	Jenny Carter	Queenstown Park Limited		806.47		Oppose	Reject		Goal 7
3.2.7Goal 7	807	Jenny Carter	Remarkables Park Limited		807.62		Oppose	Reject		Goal 7
3.2.7Goal 7	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.8		Not Stated	Reject		Goal 7
	817	Ailsa Cain	Te Ao Marama Inc	Kauati Ltd	817.1		Support	Accept		
	1160	Warren Hanley	Otago Regional Council	Fraser McRae	817.1	FS1160.25	Support	Accept		
3.2.7.1Objective 1	519	Maree Baker-Galloway	New Zealand Tungsten Mining Limited	Anderson Lloyd	519.22		Other	Accept		Goal 7
3.2.7.1Objective 1	1015	Bernie Napp	Straterra		519.22	FS1015.58	Support	Accept		Goal 7
3.2.7.1Objective 1	1356	Graeme Todd	Cabo Limited	GTodd Law	519.22	FS1356.22	Oppose	Reject		Goal 7
3.2.7.1Objective 1	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.20		Not Stated	Reject		Goal 7
3.2.7.1Objective 1	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.19		Oppose	Reject		Goal 7
3.2.7.1Objective 1	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.19	FS1105.19	Support	Reject		Goal 7
3.2.7.1Objective 1	1137	Kay Curtis			615.19	FS1137.20	Support	Reject		Goal 7
3.2.7.1Objective 1	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.20		Not Stated	Reject		Goal 7
3.2.7.2Objective 2	607	James Aoake	Te Anau Developments Limited	John Edmonds + Associates Ltd	607.21		Not Stated	Reject		Goal 7

Chapter 3 - Strategic Direction

Lowest Clause	Submitter	Name	Organisation	Agent	Original Submitter No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
3.2.7.2Objective 2	615	James Aoake	Cardrona Alpine Resort Limited	John Edmonds + Associates Ltd	615.20		Oppose	Reject		Goal 7
3.2.7.2Objective 2	1105	Kay Curtis	Cardrona Valley Residents and Ratepayers Society Inc		615.20	FS1105.20	Support	Reject		Goal 7
3.2.7.2Objective 2	1137	Kay Curtis			615.20	FS1137.21	Support	Reject		Goal 7
3.2.7.2Objective 2	621	James Aoake	Real Journeys Limited	John Edmonds + Associates Ltd	621.21		Not Stated	Reject		Goal 7

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	19	Kain Fround			19.3		Support	Accept		Goal 2
	1097	Jenny Carter	Queenstown Park Limited		19.3	FS1097.6	Oppose	Reject		Goal 2
	20	Aaron Cowie			20.5		Other	Reject		Goal 2
	1160	Warren Hanley	Otago Regional Council	Fraser McRae	20.5	FS1160.9	Support	Reject		Goal 2
	1097	Jenny Carter	Queenstown Park Limited		20.5	FS1097.10	Oppose	Reject		Goal 2
	21	Alison Walsh			21.25		Support	Accept		Goal 2
	72	Phillipa Cook	Kelvin Peninsula Community Association		72.3		Other	Accept in Part		Goal 2
	1097	Jenny Carter	Queenstown Park Limited		72.3	FS1097.15	Oppose	Reject		Goal 2
	1352	Brett Giddens	Kawarau Village Holdings Limited	Town Planning Group Limited	72.3	FS1352.16	Support	Accept		Goal 2
	86	Jeff Aldridge			86.2		Support	Accept		Goal 2
	86	Jeff Aldridge			86.3		Support	Accept		Goal 2
	86	Jeff Aldridge			86.4		Support	Accept		Goal 2
	86	Jeff Aldridge			86.5		Support	Accept		Goal 2
	88	Julie Scott	Queenstown Lakes Community Housing Trust		88.1		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	1004	Elizabeth & Murray Hanan			88.1	FS1004.7	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	115	Florence Micoud			115.3		Other	Reject		Goal 2
	145	Julian Haworth	Upper Clutha Environmental Society (Inc)		145.29		Other	Reject		Goal 2
	1336	Louise Taylor	Peninsula Bay Joint Venture	Mitchell Partnerships	145.29	FS1336.4	Oppose	Accept in Part		Goal 2

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	1097	Jenny Carter	Queenstown Park Limited		145.29	FS1097.42	Oppose	Accept in Part		Goal 2
	1162	James Wilson Cooper		GTODD Law	145.29	FS1162.29	Oppose	Accept in Part		Goal 2
	1347	Tim Burdon	Lakes Land Care		145.29	FS1347.16	Oppose	Accept in Part		Goal 2
	172	Peter Roberts			172.1		Other	Reject		Goal 2
	187	Nicholas Kiddle			187.2		Support	Accept		Goal 2
	205	J E Boyer			205.1		Oppose	Reject		Goal 2
	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.2		Other	Reject		Goal 2
	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.2	FS1107.7	Oppose	Accept		Goal 2
	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.2	FS1226.7	Oppose	Accept		Goal 2
	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.2	FS1234.7	Oppose	Accept		Goal 2
	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.2	FS1239.7	Oppose	Accept		Goal 2
	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.2	FS1241.7	Oppose	Accept		Goal 2
	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.2	FS1248.7	Oppose	Accept		Goal 2
	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.2	FS1249.7	Oppose	Accept		Goal 2
	1242	Antony & Ruth Stokes			238.2	FS1242.30	Oppose	Accept		Goal 2
	257	Louise Shackleton			257.2		Other	Reject		Goal 2
	1097	Jenny Carter	Queenstown Park Limited		257.2	FS1097.102	Oppose	Accept		Goal 2
	269	David Barton			269.1		Support	Accept		Goal 2

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	335	Nic Blennerhassett			335.3		Other	Reject		Goal 2
	338	Nick Geddes	Middleton Family Trust	Attn: Nick Geddes Clark Fortune McDonald & Associates	338.4		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	338.4	FS1270.77	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	1289	Authorised Representative	Oasis In The Basin Association		338.4	FS1289.26	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	338.4	FS1340.81	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.32		Not Stated	Reject		Goal 2
	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.32	FS1049.32	Oppose	Accept		Goal 2
	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.32	FS1095.32	Oppose	Accept		Goal 2
	414	Nick Geddes	Clark Fortune McDonald & Associates Ltd	Attn: Nick Geddes Clark Fortune McDonald & Associates Ltd	414.2		Oppose	Reject		Goal 2
	1255	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	414.2	FS1255.11	Support	Reject		Goal 2
	1071	The Secretary	Lake Hayes Estate Community Association		414.2	FS1071.105	Oppose	Accept		Goal 2
	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.40		Other	Reject		Goal 2
	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.40	FS1077.22	Support	Reject		Goal 2
	1117	Jenny Carter	Remarkables Park Limited		433.40	FS1117.94	Oppose	Accept		Goal 2
	1097	Jenny Carter	Queenstown Park Limited		433.40	FS1097.326	Oppose	Accept		Goal 2
	516	Maree Baker-Galloway	MacFarlane Investments	Anderson Lloyd	516.2		Oppose	Reject		Goal 2
	517	Maree Baker-Galloway	John Thompson	Anderson Lloyd	517.2		Oppose	Reject		Goal 2
	528	Warwick Goldsmith	Shotover Country Limited	Anderson Lloyd	528.10		Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	528.10	FS1340.120	Oppose	Accept		Goal 2
	640	John Wellington			640.6		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
	642	Peter D Ball	Mandalea Properties		642.4		Oppose	Reject		Goal 2
	648	Gillian Kay Crooks			648.5		Oppose	Reject		Goal 2
	651	David & Vivki Caesar			651.1		Support	Accept		Goal 2
	653	James Aoake	Winton Partners Funds Management No 2 Limited.	John Edmonds + Associates Ltd	653.3		Oppose	Reject		Goal 2
	661	Scott Edgar	Land Information New Zealand	Southern Land Limited	661.1		Support	Accept		Goal 2
	703	Brett Giddens	Infinity Investment Group Limited	Town Planning Group Limited	703.4		Not Stated	Reject		Goal 2
	1012	Alison Devlin	Willowridge Developments Limited		703.4	FS1012.56	Not Stated	Reject		Goal 2
	806	Jenny Carter	Queenstown Park Limited		806.48		Not Stated	Reject		Goal 2
	1313	Chris Ferguson	Darby Planning LP	C/- Boffa Miskell Ltd	806.48	FS1313.51	Support	Reject		Goal 2
	807	Jenny Carter	Remarkables Park Limited		807.6		Oppose	Reject		Goal 2
	807	Jenny Carter	Remarkables Park Limited		807.10		Oppose	Reject		Goal 2
	807	Jenny Carter	Remarkables Park Limited		807.63		Oppose	Reject		Goal 2
	842	Scott Crawford		John Edmonds & Associates Limited	842.4		Not Stated	Reject		Goal 2
	850	Nick Geddes	R & R Jones	Clark Fortune McDonald & Associates	850.3		Oppose	Reject		Goal 2
	1071	The Secretary	Lake Hayes Estate Community Association		850.3	FS1071.113	Oppose	Accept		Goal 2
4.1 Purpose	21	Alison Walsh			21.26		Support	Accept		Goal 2

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.1 Purpose	21	Alison Walsh			21.27		Support	Accept		Goal 2
4.1 Purpose	21	Alison Walsh			21.28		Support	Accept		Goal 2
4.1 Purpose	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.12		Other	Reject		Goal 2
4.1 Purpose	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.12	FS1107.17	Oppose	Accept		Goal 2
4.1 Purpose	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.12	FS1226.17	Oppose	Accept		Goal 2
4.1 Purpose	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.12	FS1234.17	Oppose	Accept		Goal 2
4.1 Purpose	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.12	FS1239.17	Oppose	Accept		Goal 2
4.1 Purpose	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.12	FS1241.17	Oppose	Accept		Goal 2
4.1 Purpose	1242	Antony & Ruth Stokes			238.12	FS1242.40	Oppose	Accept		Goal 2
4.1 Purpose	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.12	FS1248.17	Oppose	Accept		Goal 2
4.1 Purpose	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.12	FS1249.17	Oppose	Accept		Goal 2
4.1 Purpose	435	Catherine Fallon			435.1		Support	Accept		Goal 2
4.1 Purpose	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.8		Support	Accept		Goal 2
4.1 Purpose	655	James Aoake	Bridesdale Farm Developments Limited	John Edmonds + Associates Ltd	655.2		Oppose	Reject		Goal 2
4.1 Purpose	1064	Martin MacDonald		Carey Vivian	655.2	FS1064.2	Oppose	Accept in Part		Goal 2
4.1 Purpose	1071	The Secretary	Lake Hayes Estate Community Association		655.2	FS1071.3	Oppose	Accept		Goal 2
4.1 Purpose	719	Tony MacColl	NZ Transport Agency		719.12		Support	Accept		Goal 2
4.1 Purpose	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.32		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.1 Purpose	1211	Rob Owen	New Zealand Defence Force		805.32	FS1211.23	Support	Reject		Goal 2
4.2 Objectives and Policies	21	Alison Walsh			21.29		Support	Accept		Goal 2
4.2 Objectives and Policies	383	Vanessa van Uden	Queenstown Lakes District Council		383.12		Other	Reject		Goal 2
4.2 Objectives and Policies	771	Paul Cunningham	Hawea Community Association	PO Box 53	771.5		Oppose	Reject		Goal 2
4.2.1 Objective 1	21	Alison Walsh			21.30		Support	Accept		Goal 2
4.2.1 Objective 1	117	Maggie Lawton			117.37		Other	Reject		Goal 2
4.2.1 Objective 1	197	Jeffrey Hylton			197.20		Support	Accept in Part		Goal 2
4.2.1 Objective 1	285	Debbie MacColl			285.5		Oppose	Reject		Goal 2
4.2.1 Objective 1	333	Tim Medland			333.2		Oppose	Reject		Goal 2
4.2.1 Objective 1	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.10		Other	Accept in Part		Goal 2
4.2.1 Objective 1	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.10	FS1049.10	Oppose	Reject		Goal 2
4.2.1 Objective 1	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.10	FS1095.10	Oppose	Reject		Goal 2
4.2.1 Objective 1	1097	Jenny Carter	Queenstown Park Limited		378.10	FS1097.243	Support	Accept in Part		Goal 2
4.2.1 Objective 1	380	Charlotte Mill	Villa delLago		380.1		Support	Accept		Goal 2
4.2.1 Objective 1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.74		Oppose	Reject		Goal 2
4.2.1 Objective 1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.74	FS1034.232	Oppose	Accept		Goal 2
4.2.1 Objective 1	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.19		Other	Reject		Goal 2
4.2.1 Objective 1	719	Tony MacColl	NZ Transport Agency		719.13		Support	Reject		Goal 2

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1 Objective 1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.33		Other	Reject		Goal 2
4.2.1 Objective 1	807	Jenny Carter	Remarkables Park Limited		807.64		Oppose	Reject		Goal 2
4.2.1 Objective 1	809	Stephen Quin	Queenstown Lakes District Council		809.2		Other	Reject		Goal 2
4.2.1.1	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.16		Oppose	Reject		Goal 2
4.2.1.1	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.16	FS1107.21	Oppose	Accept		Goal 2
4.2.1.1	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.16	FS1226.21	Oppose	Accept		Goal 2
4.2.1.1	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.16	FS1234.21	Oppose	Accept		Goal 2
4.2.1.1	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.16	FS1239.21	Oppose	Accept		Goal 2
4.2.1.1	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.16	FS1241.21	Oppose	Accept		Goal 2
4.2.1.1	1242	Antony & Ruth Stokes			238.16	FS1242.44	Oppose	Accept		Goal 2
4.2.1.1	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.16	FS1248.21	Oppose	Accept		Goal 2
4.2.1.1	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.16	FS1249.21	Oppose	Accept		Goal 2
4.2.1.2	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.17		Oppose	Reject		Goal 2
4.2.1.2	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.17	FS1107.22	Oppose	Accept		Goal 2
4.2.1.2	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.17	FS1226.22	Oppose	Accept		Goal 2
4.2.1.2	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.17	FS1234.22	Oppose	Accept		Goal 2
4.2.1.2	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.17	FS1239.22	Oppose	Accept		Goal 2
4.2.1.2	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.17	FS1241.22	Oppose	Accept		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1.2	1242	Antony & Ruth Stokes			238.17	FS1242.45	Oppose	Accept		Goal 2
4.2.1.2	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.17	FS1248.22	Oppose	Accept		Goal 2
4.2.1.2	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.17	FS1249.22	Oppose	Accept		Goal 2
4.2.1.2	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.6		Other	Reject		Goal 2
4.2.1.2	1117	Jenny Carter	Remarkables Park Limited		271.6	FS1117.26	Oppose	Reject		Goal 2
4.2.1.2	1097	Jenny Carter	Queenstown Park Limited		271.6	FS1097.109	Oppose	Reject		Goal 2
4.2.1.2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.24		Other	Reject		Goal 2
4.2.1.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.24	FS1034.182	Oppose	Accept		Goal 2
4.2.1.2	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.20		Other	Reject		Goal 2
4.2.1.2	719	Tony MacColl	NZ Transport Agency		719.14		Support	Accept		Goal 2
4.2.1.2	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.34		Other	Reject		Goal 2
4.2.1.2	1121	Joanne Dowd	Aurora Energy Limited		805.34	FS1121.16	Support	Reject		Goal 2
4.2.1.2	1211	Rob Owen	New Zealand Defence Force		805.34	FS1211.24	Support	Reject		Goal 2
4.2.1.2	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	805.34	FS1340.14	Support	Reject		Goal 2
4.2.1.3	187	Nicholas Kiddle			187.10		Support	Accept		Goal 2
4.2.1.3	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.32		Oppose	Reject		Goal 2
4.2.1.3	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.18		Support	Accept		Goal 2
4.2.1.3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.18	FS1107.23	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1.3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.18	FS1226.23	Oppose	Reject		Goal 2
4.2.1.3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.18	FS1234.23	Oppose	Reject		Goal 2
4.2.1.3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.18	FS1239.23	Oppose	Reject		Goal 2
4.2.1.3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.18	FS1241.23	Oppose	Reject		Goal 2
4.2.1.3	1242	Antony & Ruth Stokes			238.18	FS1242.46	Oppose	Reject		Goal 2
4.2.1.3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.18	FS1248.23	Oppose	Reject		Goal 2
4.2.1.3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.18	FS1249.23	Oppose	Reject		Goal 2
4.2.1.3	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.9		Support	Accept		Goal 2
4.2.1.3	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.25		Support	Accept		Goal 2
4.2.1.3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.25	FS1034.183	Oppose	Reject		Goal 2
4.2.1.4	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.19		Support	Accept		Goal 2
4.2.1.4	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.19	FS1107.24	Oppose	Reject		Goal 2
4.2.1.4	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.19	FS1226.24	Oppose	Reject		Goal 2
4.2.1.4	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.19	FS1234.24	Oppose	Reject		Goal 2
4.2.1.4	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.19	FS1239.24	Oppose	Reject		Goal 2
4.2.1.4	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.19	FS1241.24	Oppose	Reject		Goal 2
4.2.1.4	1242	Antony & Ruth Stokes			238.19	FS1242.47	Oppose	Reject		Goal 2
4.2.1.4	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.19	FS1248.24	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1.4	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.19	FS1249.24	Oppose	Reject		Goal 2
4.2.1.4	380	Charlotte Mill	Villa delLago		380.59		Support	Accept		Goal 2
4.2.1.4	719	Tony MacColl	NZ Transport Agency		719.15		Support	Accept		Goal 2
4.2.1.5	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.20		Other	Reject		Goal 2
4.2.1.5	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.20	FS1107.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.20	FS1226.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.20	FS1234.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.20	FS1239.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.20	FS1241.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1242	Antony & Ruth Stokes			238.20	FS1242.48	Oppose	Accept in Part		Goal 2
4.2.1.5	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.20	FS1248.25	Oppose	Accept in Part		Goal 2
4.2.1.5	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.20	FS1249.25	Oppose	Accept in Part		Goal 2
4.2.1.5	719	Tony MacColl	NZ Transport Agency		719.16		Support	Accept		Goal 2
4.2.1.6	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.21		Other	Reject		Goal 2
4.2.1.6	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.21	FS1107.26	Oppose	Accept in Part		Goal 2
4.2.1.6	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.21	FS1226.26	Oppose	Accept in Part		Goal 2
4.2.1.6	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.21	FS1234.26	Oppose	Accept in Part		Goal 2
4.2.1.6	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.21	FS1239.26	Oppose	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1.6	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.21	FS1241.26	Oppose	Accept in Part		Goal 2
4.2.1.6	1242	Antony & Ruth Stokes			238.21	FS1242.49	Oppose	Accept in Part		Goal 2
4.2.1.6	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.21	FS1248.26	Oppose	Accept in Part		Goal 2
4.2.1.6	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.21	FS1249.26	Oppose	Accept in Part		Goal 2
4.2.1.6	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.26		Oppose	Reject		Goal 2
4.2.1.6	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.26	FS1034.184	Oppose	Accept		Goal 2
4.2.1.6	719	Tony MacColl	NZ Transport Agency		719.17		Other	Reject		Goal 2
4.2.1.6	798	Warren Hanley	Otago Regional Council		798.27		Oppose	Reject		Goal 2
4.2.1.7	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.22		Support	Accept		Goal 2
4.2.1.7	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.22	FS1107.27	Oppose	Reject		Goal 2
4.2.1.7	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.22	FS1226.27	Oppose	Reject		Goal 2
4.2.1.7	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.22	FS1234.27	Oppose	Reject		Goal 2
4.2.1.7	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.22	FS1239.27	Oppose	Reject		Goal 2
4.2.1.7	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.22	FS1241.27	Oppose	Reject		Goal 2
4.2.1.7	1242	Antony & Ruth Stokes			238.22	FS1242.50	Oppose	Reject		Goal 2
4.2.1.7	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.22	FS1248.27	Oppose	Reject		Goal 2
4.2.1.7	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.22	FS1249.27	Oppose	Reject		Goal 2
4.2.1.7	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.27		Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.1.7	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.27	FS1034.185	Oppose	Accept		Goal 2
4.2.1.7	836	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	836.16		Not Stated	Reject		Goal 2
4.2.2 Objective 2.	18	John Murray Hanan			18.1		Support	Accept		Goal 2
4.2.2 Objective 2.	1097	Jenny Carter	Queenstown Park Limited		18.1	FS1097.5	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1119	Graeme Todd	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	GTodd Law	18.1	FS1119.2	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1154	Amy Wilson-White	Hogans Gully Farm Ltd	Brown & Company Planning Group Ltd	18.1	FS1154.2	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	18.1	FS1157.8	Oppose	Reject		Goal 2
4.2.2 Objective 2.	21	Alison Walsh			21.31		Support	Accept		Goal 2
4.2.2 Objective 2.	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.23		Support	Accept		Goal 2
4.2.2 Objective 2.	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.23	FS1107.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.23	FS1226.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.23	FS1234.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.23	FS1239.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.23	FS1241.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1242	Antony & Ruth Stokes			238.23	FS1242.51	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.23	FS1248.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.23	FS1249.28	Oppose	Reject		Goal 2
4.2.2 Objective 2.	380	Charlotte Mill	Villa delLago		380.2		Support	Accept		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.2 Objective 2.	380	Charlotte Mill	Villa delLago		380.3		Support	Accept		Goal 2
4.2.2 Objective 2.	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.41		Other	Reject		Goal 2
4.2.2 Objective 2.	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.41	FS1077.23	Support	Reject		Goal 2
4.2.2 Objective 2.	1117	Jenny Carter	Remarkables Park Limited		433.41	FS1117.95	Oppose	Reject		Goal 2
4.2.2 Objective 2.	1097	Jenny Carter	Queenstown Park Limited		433.41	FS1097.327	Oppose	Reject		Goal 2
4.2.2 Objective 2.	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.28		Oppose	Reject		Goal 2
4.2.2 Objective 2.	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.28	FS1034.186	Oppose	Accept in Part		Goal 2
4.2.2 Objective 2.	719	Tony MacColl	NZ Transport Agency		719.18		Support	Accept		Goal 2
4.2.2 Objective 2.	773	John & Jill Blennerhassett			773.2		Other	Reject		Goal 2
4.2.2 Objective 2.	807	Jenny Carter	Remarkables Park Limited		807.65		Oppose	Reject		Goal 2
4.2.2 Objective 2.	1324	Brett Giddens	The Kingston Lifestyle Family Trust	Town Planning Group Limited	807.65	FS1324.1	Support	Reject		Goal 2
4.2.2 Objective 2.	1344	Tim Tayler		Town Planning Group Limited	807.65	FS1344.1	Support	Reject		Goal 2
4.2.2 Objective 2.	1348	M & C Wilson		Town Planning Group Limited	807.65	FS1348.1	Support	Reject		Goal 2
4.2.2.1	719	Tony MacColl	NZ Transport Agency		719.19		Not Stated	Accept		Goal 2
4.2.2.2	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.24		Support	Accept		Goal 2
4.2.2.2	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.24	FS1107.29	Oppose	Reject		Goal 2
4.2.2.2	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.24	FS1226.29	Oppose	Reject		Goal 2
4.2.2.2	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.24	FS1234.29	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.2.2	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.24	FS1239.29	Oppose	Reject		Goal 2
4.2.2.2	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.24	FS1241.29	Oppose	Reject		Goal 2
4.2.2.2	1242	Antony & Ruth Stokes			238.24	FS1242.52	Oppose	Reject		Goal 2
4.2.2.2	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.24	FS1248.29	Oppose	Reject		Goal 2
4.2.2.2	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.24	FS1249.29	Oppose	Reject		Goal 2
4.2.2.3	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.25		Support	Accept		Goal 2
4.2.2.3	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.25	FS1107.30	Oppose	Reject		Goal 2
4.2.2.3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.25	FS1226.30	Oppose	Reject		Goal 2
4.2.2.3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.25	FS1234.30	Oppose	Reject		Goal 2
4.2.2.3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.25	FS1239.30	Oppose	Reject		Goal 2
4.2.2.3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.25	FS1241.30	Oppose	Reject		Goal 2
4.2.2.3	1242	Antony & Ruth Stokes			238.25	FS1242.53	Oppose	Reject		Goal 2
4.2.2.3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.25	FS1248.30	Oppose	Reject		Goal 2
4.2.2.3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.25	FS1249.30	Oppose	Reject		Goal 2
4.2.2.3	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.29		Support	Accept		Goal 2
4.2.2.3	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.29	FS1107.34	Oppose	Reject		Goal 2
4.2.2.3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.29	FS1226.34	Oppose	Reject		Goal 2
4.2.2.3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.29	FS1234.34	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.2.3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.29	FS1239.34	Oppose	Reject		Goal 2
4.2.2.3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.29	FS1241.34	Oppose	Reject		Goal 2
4.2.2.3	1242	Antony & Ruth Stokes			238.29	FS1242.57	Oppose	Reject		Goal 2
4.2.2.3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.29	FS1248.34	Oppose	Reject		Goal 2
4.2.2.3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.29	FS1249.34	Oppose	Reject		Goal 2
4.2.2.4	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.9		Not Stated	Reject		Goal 2
4.2.2.5	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.26		Support	Accept		Goal 2
4.2.2.5	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.26	FS1107.31	Oppose	Reject		Goal 2
4.2.2.5	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.26	FS1226.31	Oppose	Reject		Goal 2
4.2.2.5	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.26	FS1234.31	Oppose	Reject		Goal 2
4.2.2.5	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.26	FS1239.31	Oppose	Reject		Goal 2
4.2.2.5	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.26	FS1241.31	Oppose	Reject		Goal 2
4.2.2.5	1242	Antony & Ruth Stokes			238.26	FS1242.54	Oppose	Reject		Goal 2
4.2.2.5	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.26	FS1248.31	Oppose	Reject		Goal 2
4.2.2.5	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.26	FS1249.31	Oppose	Reject		Goal 2
4.2.3 Objective 3	21	Alison Walsh			21.32		Support	Accept		Goal 2
4.2.3 Objective 3	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.27		Support	Accept		Goal 2
4.2.3 Objective 3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.27	FS1107.32	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3 Objective 3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.27	FS1226.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.27	FS1234.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.27	FS1239.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.27	FS1241.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	1242	Antony & Ruth Stokes			238.27	FS1242.55	Oppose	Reject		Goal 2
4.2.3 Objective 3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.27	FS1248.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.27	FS1249.32	Oppose	Reject		Goal 2
4.2.3 Objective 3	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.12		Support	Accept		Goal 2
4.2.3 Objective 3	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.12	FS1049.12	Oppose	Reject		Goal 2
4.2.3 Objective 3	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.12	FS1095.12	Oppose	Reject		Goal 2
4.2.3 Objective 3	380	Charlotte Mill	Villa delLago		380.4		Support	Accept		Goal 2
4.2.3 Objective 3	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.29		Other	Accept in Part		Goal 2
4.2.3 Objective 3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.29	FS1034.187	Oppose	Reject		Goal 2
4.2.3 Objective 3	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.21		Other	Reject		Goal 2
4.2.3 Objective 3	719	Tony MacColl	NZ Transport Agency		719.20		Support	Accept		Goal 2
4.2.3.1	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.28		Other	Accept in Part		Goal 2
4.2.3.1	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.28	FS1107.33	Oppose	Reject		Goal 2
4.2.3.1	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.28	FS1226.33	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.1	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.28	FS1234.33	Oppose	Reject		Goal 2
4.2.3.1	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.28	FS1239.33	Oppose	Reject		Goal 2
4.2.3.1	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.28	FS1241.33	Oppose	Reject		Goal 2
4.2.3.1	1242	Antony & Ruth Stokes			238.28	FS1242.56	Oppose	Reject		Goal 2
4.2.3.1	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.28	FS1248.33	Oppose	Reject		Goal 2
4.2.3.1	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.28	FS1249.33	Oppose	Reject		Goal 2
4.2.3.1	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.7		Other	Reject		Goal 2
4.2.3.1	1117	Jenny Carter	Remarkables Park Limited		271.7	FS1117.27	Oppose	Accept in Part		Goal 2
4.2.3.1	1121	Joanne Dowd	Aurora Energy Limited		271.7	FS1121.14	Support	Reject		Goal 2
4.2.3.1	1097	Jenny Carter	Queenstown Park Limited		271.7	FS1097.110	Oppose	Accept in Part		Goal 2
4.2.3.1	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.22		Other	Accept in Part		Goal 2
4.2.3.1	719	Tony MacColl	NZ Transport Agency		719.21		Other	Reject		Goal 2
4.2.3.1	1097	Jenny Carter	Queenstown Park Limited		719.21	FS1097.695	Support	Reject		Goal 2
4.2.3.1	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.35		Other	Reject		Goal 2
4.2.3.1	1211	Rob Owen	New Zealand Defence Force		805.35	FS1211.25	Support	Reject		Goal 2
4.2.3.2	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.33		Oppose	Reject		Goal 2
4.2.3.2	807	Jenny Carter	Remarkables Park Limited		807.66		Oppose	Reject		Goal 2
4.2.3.3	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.30		Other	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.3	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.30	FS1107.35	Oppose	Reject		Goal 2
4.2.3.3	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.30	FS1226.35	Oppose	Reject		Goal 2
4.2.3.3	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.30	FS1234.35	Oppose	Reject		Goal 2
4.2.3.3	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.30	FS1239.35	Oppose	Reject		Goal 2
4.2.3.3	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.30	FS1241.35	Oppose	Reject		Goal 2
4.2.3.3	1242	Antony & Ruth Stokes			238.30	FS1242.58	Oppose	Reject		Goal 2
4.2.3.3	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.30	FS1248.35	Oppose	Reject		Goal 2
4.2.3.3	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.30	FS1249.35	Oppose	Reject		Goal 2
4.2.3.4	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.31		Support	Accept		Goal 2
4.2.3.4	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.31	FS1107.36	Oppose	Reject		Goal 2
4.2.3.4	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.31	FS1226.36	Oppose	Reject		Goal 2
4.2.3.4	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.31	FS1234.36	Oppose	Reject		Goal 2
4.2.3.4	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.31	FS1239.36	Oppose	Reject		Goal 2
4.2.3.4	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.31	FS1241.36	Oppose	Reject		Goal 2
4.2.3.4	1242	Antony & Ruth Stokes			238.31	FS1242.59	Oppose	Reject		Goal 2
4.2.3.4	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.31	FS1248.36	Oppose	Reject		Goal 2
4.2.3.4	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.31	FS1249.36	Oppose	Reject		Goal 2
4.2.3.4	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.23		Other	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.4	719	Tony MacColl	NZ Transport Agency		719.22		Support	Accept		Goal 2
4.2.3.4	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.36		Other	Reject		Goal 2
4.2.3.4	1211	Rob Owen	New Zealand Defence Force		805.36	FS1211.26	Support	Reject		Goal 2
4.2.3.4	807	Jenny Carter	Remarkables Park Limited		807.67		Oppose	Reject		Goal 2
4.2.3.5	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.32		Support	Accept		Goal 2
4.2.3.5	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.32	FS1107.37	Oppose	Reject		Goal 2
4.2.3.5	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.32	FS1226.37	Oppose	Reject		Goal 2
4.2.3.5	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.32	FS1234.37	Oppose	Reject		Goal 2
4.2.3.5	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.32	FS1239.37	Oppose	Reject		Goal 2
4.2.3.5	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.32	FS1241.37	Oppose	Reject		Goal 2
4.2.3.5	1242	Antony & Ruth Stokes			238.32	FS1242.60	Oppose	Reject		Goal 2
4.2.3.5	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.32	FS1248.37	Oppose	Reject		Goal 2
4.2.3.5	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.32	FS1249.37	Oppose	Reject		Goal 2
4.2.3.5	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.37		Oppose	Reject		Goal 2
4.2.3.5	807	Jenny Carter	Remarkables Park Limited		807.68		Oppose	Reject		Goal 2
4.2.3.6	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.33		Support	Accept		Goal 2
4.2.3.6	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.33	FS1107.38	Oppose	Reject		Goal 2
4.2.3.6	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.33	FS1226.38	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.6	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.33	FS1234.38	Oppose	Reject		Goal 2
4.2.3.6	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.33	FS1239.38	Oppose	Reject		Goal 2
4.2.3.6	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.33	FS1241.38	Oppose	Reject		Goal 2
4.2.3.6	1242	Antony & Ruth Stokes			238.33	FS1242.61	Oppose	Reject		Goal 2
4.2.3.6	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.33	FS1248.38	Oppose	Reject		Goal 2
4.2.3.6	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.33	FS1249.38	Oppose	Reject		Goal 2
4.2.3.6	807	Jenny Carter	Remarkables Park Limited		807.70		Oppose	Reject		Goal 2
4.2.3.7	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.34		Oppose	Reject		Goal 2
4.2.3.7	1097	Jenny Carter	Queenstown Park Limited		238.34	FS1097.74	Support	Reject		Goal 2
4.2.3.7	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.34	FS1107.39	Oppose	Accept		Goal 2
4.2.3.7	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.34	FS1226.39	Oppose	Accept		Goal 2
4.2.3.7	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.34	FS1234.39	Oppose	Accept		Goal 2
4.2.3.7	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.34	FS1239.39	Oppose	Accept		Goal 2
4.2.3.7	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.34	FS1241.39	Oppose	Accept		Goal 2
4.2.3.7	1242	Antony & Ruth Stokes			238.34	FS1242.62	Oppose	Accept		Goal 2
4.2.3.7	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.34	FS1248.39	Oppose	Accept		Goal 2
4.2.3.7	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.34	FS1249.39	Oppose	Accept		Goal 2
4.2.3.7	600	David Cooper	Federated Farmers of New Zealand		600.39		Support	Accept		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.7	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		600.39	FS1034.39	Oppose	Reject		Goal 2
4.2.3.7	1209	Richard Burdon			600.39	FS1209.39	Support	Accept		Goal 2
4.2.3.7	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.30		Other	Reject		Goal 2
4.2.3.7	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.30	FS1034.188	Oppose	Accept		Goal 2
4.2.3.7	807	Jenny Carter	Remarkables Park Limited		807.69		Oppose	Reject		Goal 2
4.2.3.7	836	Warwick Goldsmith	Arcadian Triangle Limited	Anderson Lloyd	836.17		Not Stated	Reject		Goal 2
4.2.3.8	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.35		Other	Accept in Part		Goal 2
4.2.3.8	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.35	FS1107.40	Oppose	Reject		Goal 2
4.2.3.8	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.35	FS1226.40	Oppose	Reject		Goal 2
4.2.3.8	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.35	FS1234.40	Oppose	Reject		Goal 2
4.2.3.8	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.35	FS1239.40	Oppose	Reject		Goal 2
4.2.3.8	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.35	FS1241.40	Oppose	Reject		Goal 2
4.2.3.8	1242	Antony & Ruth Stokes			238.35	FS1242.63	Oppose	Reject		Goal 2
4.2.3.8	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.35	FS1248.40	Oppose	Reject		Goal 2
4.2.3.8	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.35	FS1249.40	Oppose	Reject		Goal 2
4.2.3.8	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.8		Support	Accept		Goal 2
4.2.3.8	1117	Jenny Carter	Remarkables Park Limited		271.8	FS1117.28	Oppose	Reject		Goal 2
4.2.3.8	1097	Jenny Carter	Queenstown Park Limited		271.8	FS1097.111	Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.3.8	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.42		Other	Accept		Goal 2
4.2.3.8	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.42	FS1077.24	Support	Accept in Part		Goal 2
4.2.3.8	1117	Jenny Carter	Remarkables Park Limited		433.42	FS1117.96	Oppose	Reject		Goal 2
4.2.3.8	1097	Jenny Carter	Queenstown Park Limited		433.42	FS1097.328	Oppose	Reject		Goal 2
4.2.3.8	751	Chris Ferguson	Hansen Family Partnership	Boffa Miskell Ltd	751.7		Oppose	Reject		Goal 2
4.2.3.8	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	751.7	FS1061.22	Support	Reject		Goal 2
4.2.3.8	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		751.7	FS1077.63	Oppose	Accept		Goal 2
4.2.3.8	1340	Kirsty O'Sullivan	Queenstown Airport Corporation	Mitchell Partnerships	751.7	FS1340.13	Oppose	Accept in Part		Goal 2
4.2.3.8	1117	Jenny Carter	Remarkables Park Limited		751.7	FS1117.280	Not Stated	Reject		Goal 2
4.2.3.8	807	Jenny Carter	Remarkables Park Limited		807.71		Oppose	Reject		Goal 2
4.2.4 Objective 4	21	Alison Walsh			21.33		Support	Accept		Goal 2
4.2.4 Objective 4	21	Alison Walsh			21.34		Support	Accept		Goal 2
4.2.4 Objective 4	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.36		Other	Reject		Goal 2
4.2.4 Objective 4	1117	Jenny Carter	Remarkables Park Limited		238.36	FS1117.8	Support	Reject		Goal 2
4.2.4 Objective 4	1097	Jenny Carter	Queenstown Park Limited		238.36	FS1097.71	Support	Reject		Goal 2
4.2.4 Objective 4	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.36	FS1107.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.36	FS1226.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.36	FS1234.41	Oppose	Accept in Part		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4 Objective 4	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.36	FS1239.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.36	FS1241.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1242	Antony & Ruth Stokes			238.36	FS1242.64	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.36	FS1248.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.36	FS1249.41	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	285	Debbie MacColl			285.6		Support	Accept in Part		Goal 2
4.2.4 Objective 4	1117	Jenny Carter	Remarkables Park Limited		285.6	FS1117.40	Oppose	Reject		Goal 2
4.2.4 Objective 4	1097	Jenny Carter	Queenstown Park Limited		285.6	FS1097.125	Oppose	Reject		Goal 2
4.2.4 Objective 4	380	Charlotte Mill	Villa delLago		380.5		Support	Accept		Goal 2
4.2.4 Objective 4	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.43		Other	Reject		Goal 2
4.2.4 Objective 4	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.43	FS1077.25	Support	Reject		Goal 2
4.2.4 Objective 4	1117	Jenny Carter	Remarkables Park Limited		433.43	FS1117.97	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	1097	Jenny Carter	Queenstown Park Limited		433.43	FS1097.329	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	434	Bruce Grant		L M Consulting Limited	434.1		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	442	David and Margaret Bunn			442.5		Support	Accept		Goal 2
4.2.4 Objective 4	451	Carey Vivian	Martin McDonald and Sonya Anderson	Vivian + Espie Limited	451.3		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1261	Warwick Goldsmith	Bridesdale Farm Developments Limited	Anderson Lloyd	451.3	FS1261.10	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	455	W & M Grant W & M Grant		L M Consulting Limited	455.3		Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4 Objective 4	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	455.3	FS1270.4	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	492	Carey Vivian	Jane & Richard Bamford	Vivian + Espie Limited	492.2		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1261	Warwick Goldsmith	Bridesdale Farm Developments Limited	Anderson Lloyd	492.2	FS1261.5	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	494	Carey Vivian	Michael Swan	Vivian + Espie Limited	494.2		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1281	Warwick Goldsmith	Larchmont Developments Limited	Anderson Lloyd	494.2	FS1281.2	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	495	Carey Vivian	Darryl Sampson & Louise Cooper	Vivian + Espie Limited	495.2		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	501	David Broomfield	Woodlot Properties Limited		501.5		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1102	Bob and Justine Cranfield			501.5	FS1102.5	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1289	Authorised Representative	Oasis In The Basin Association		501.5	FS1289.5	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	501.5	FS1270.85	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	501	David Broomfield	Woodlot Properties Limited		501.15		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1102	Bob and Justine Cranfield			501.15	FS1102.15	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	501.15	FS1270.95	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	1289	Authorised Representative	Oasis In The Basin Association		501.15	FS1289.15	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.4 Objective 4	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.31		Other	Reject		Goal 2
4.2.4 Objective 4	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.31	FS1034.189	Oppose	Accept in Part		Goal 2
4.2.4 Objective 4	807	Jenny Carter	Remarkables Park Limited		807.72		Oppose	Reject		Goal 2
4.2.4.1	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.38		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4.1	1117	Jenny Carter	Remarkables Park Limited		238.38	FS1117.9	Support	Reject		Goal 2
4.2.4.1	1097	Jenny Carter	Queenstown Park Limited		238.38	FS1097.72	Support	Reject		Goal 2
4.2.4.1	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.38	FS1107.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.38	FS1226.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.38	FS1234.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.38	FS1239.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.38	FS1241.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1242	Antony & Ruth Stokes			238.38	FS1242.66	Oppose	Accept in Part		Goal 2
4.2.4.1	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.38	FS1248.43	Oppose	Accept in Part		Goal 2
4.2.4.1	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.38	FS1249.43	Oppose	Accept in Part		Goal 2
4.2.4.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.32		Other	Reject		Goal 2
4.2.4.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.32	FS1034.190	Oppose	Accept in Part		Goal 2
4.2.4.1	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.24		Other	Accept in Part		Goal 2
4.2.4.1	719	Tony MacColl	NZ Transport Agency		719.23		Other	Reject		Goal 2
4.2.4.1	1097	Jenny Carter	Queenstown Park Limited		719.23	FS1097.696	Support	Reject		Goal 2
4.2.4.1	798	Warren Hanley	Otago Regional Council		798.28		Oppose	Reject		Goal 2
4.2.4.1	798	Warren Hanley	Otago Regional Council		798.53		Oppose	Reject		Goal 2
4.2.4.2	208	Rebecca Wolt	Pounamu Body Corporate Committee	Lane Neave	208.34		Oppose	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4.2	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.37		Other	Reject		Goal 2
4.2.4.2	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.37	FS1107.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.37	FS1226.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.37	FS1234.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.37	FS1239.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.37	FS1241.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1242	Antony & Ruth Stokes			238.37	FS1242.65	Oppose	Accept in Part		Goal 2
4.2.4.2	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.37	FS1248.42	Oppose	Accept in Part		Goal 2
4.2.4.2	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.37	FS1249.42	Oppose	Accept in Part		Goal 2
4.2.4.2	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.9		Other	Reject		Goal 2
4.2.4.2	1117	Jenny Carter	Remarkables Park Limited		271.9	FS1117.29	Oppose	Accept in Part		Goal 2
4.2.4.2	1097	Jenny Carter	Queenstown Park Limited		271.9	FS1097.112	Oppose	Accept in Part		Goal 2
4.2.4.2	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.10		Not Stated	Reject		Goal 2
4.2.4.2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.33		Other	Reject		Goal 2
4.2.4.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.33	FS1034.191	Oppose	Accept in Part		Goal 2
4.2.4.2	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.25		Other	Reject		Goal 2
4.2.4.2	719	Tony MacColl	NZ Transport Agency		719.24		Support	Accept		Goal 2
4.2.4.2	805	Aileen Crow	Transpower New Zealand Limited	Beca Limited	805.38		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4.2	1159	Megan Justice	PowerNet Ltd	Mitchell Partnerships Ltd	805.38	FS1159.3	Support	Reject		Goal 2
4.2.4.2	1211	Rob Owen	New Zealand Defence Force		805.38	FS1211.27	Support	Reject		Goal 2
4.2.4.2	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.10		Not Stated	Reject		Goal 2
4.2.4.3.	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.39		Other	Reject		Goal 2
4.2.4.3.	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		238.39	FS1077.11	Oppose	Accept in Part		Goal 2
4.2.4.3.	1107	Greame Todd	Man Street Properties Ltd	GTOOD Law	238.39	FS1107.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.39	FS1226.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.39	FS1234.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.39	FS1239.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.39	FS1241.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1242	Antony & Ruth Stokes			238.39	FS1242.67	Oppose	Accept in Part		Goal 2
4.2.4.3.	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.39	FS1248.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.39	FS1249.44	Oppose	Accept in Part		Goal 2
4.2.4.3.	271	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		271.10		Other	Reject		Goal 2
4.2.4.3.	1117	Jenny Carter	Remarkables Park Limited		271.10	FS1117.30	Oppose	Accept in Part		Goal 2
4.2.4.3.	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	271.10	FS1270.70	Oppose	Accept in Part		Goal 2
4.2.4.3.	1097	Jenny Carter	Queenstown Park Limited		271.10	FS1097.113	Oppose	Accept in Part		Goal 2
4.2.4.3.	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.44		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.4.3.	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.44	FS1077.26	Support	Reject		Goal 2
4.2.4.3.	1117	Jenny Carter	Remarkables Park Limited		433.44	FS1117.98	Oppose	Accept in Part		Goal 2
4.2.4.3.	1097	Jenny Carter	Queenstown Park Limited		433.44	FS1097.330	Oppose	Accept in Part		Goal 2
4.2.4.4	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.11		Other	Reject		Goal 2
4.2.4.4	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.11	FS1049.11	Oppose	Accept in Part		Goal 2
4.2.4.4	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.11	FS1095.11	Oppose	Accept in Part		Goal 2
4.2.4.4	433	Kirsty O'Sullivan	Queenstown Airport Corporation	C/- Mitchell Partnerships Limited	433.45		Other	Reject		Goal 2
4.2.4.4	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)		433.45	FS1077.27	Support	Reject		Goal 2
4.2.4.4	1117	Jenny Carter	Remarkables Park Limited		433.45	FS1117.99	Oppose	Accept in Part		Goal 2
4.2.4.4	1270	Maree Baker-Galloway	Hansen Family Partnership	Anderson Lloyd	433.45	FS1270.69	Oppose	Accept in Part		Goal 2
4.2.4.4	1097	Jenny Carter	Queenstown Park Limited		433.45	FS1097.331	Oppose	Accept in Part		Goal 2
4.2.5 Objective 5	10	Elizabeth Hanan			10.6		Support	Accept in Part		Goal 2
4.2.5 Objective 5	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	10.6	FS1157.6	Oppose	Reject		Goal 2
4.2.5 Objective 5	18	John Murray Hanan			18.2		Support	Accept		Goal 2
4.2.5 Objective 5	1119	Graeme Todd	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	GTodd Law	18.2	FS1119.3	Oppose	Reject		Goal 2
4.2.5 Objective 5	1157	Amy Wilson-White	Trojan Helmet Ltd	Brown & Company Planning Group Ltd	18.2	FS1157.9	Oppose	Reject		Goal 2
4.2.5 Objective 5	21	Alison Walsh			21.35		Support	Accept		Goal 2
4.2.5 Objective 5	88	Julie Scott	Queenstown Lakes Community Housing Trust		88.3		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.5 Objective 5	180	Nigel Ker			180.3		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	189	Anne Gormack			189.2		Other	Reject		Goal 2
4.2.5 Objective 5	199	Craig Douglas			199.21		Oppose	Reject		Goal 2
4.2.5 Objective 5	221	Susan Cleaver			221.7		Support	Reject		Goal 2
4.2.5 Objective 5	238	NZIA and Architecture+Women Southern Southern	NZIA Southern and Architecture + Women Southern		238.88		Other	Accept in Part		Goal 2
4.2.5 Objective 5	1107	Greame Todd	Man Street Properties Ltd	GTODD Law	238.88	FS1107.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1226	Tim Williams	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	C/- Southern Planning Group	238.88	FS1226.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1234	Tim Williams	Shotover Memorial Properties Limited & Horne Water Holdings Limited	C/- Southern Planning Group	238.88	FS1234.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1239	Tim Williams	Skyline Enterprises Limited & O'Connells Pavillion Limited	C/- Southern Planning Group	238.88	FS1239.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1241	Tim Williams	Skyline Enterprises Limited & Accommodation and Booking Agents	C/- Southern Planning Group	238.88	FS1241.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1248	Tim Williams	Trojan Holdings Limited & Beach Street Holdings Limited	C/- Southern Planning Group	238.88	FS1248.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1249	Tim Williams	Tweed Development Limited	C/- Southern Planning Group	238.88	FS1249.93	Oppose	Reject		Goal 2
4.2.5 Objective 5	1242	Antony & Ruth Stokes			238.88	FS1242.116	Oppose	Reject		Goal 2
4.2.5 Objective 5	244	Tania Flight			244.2		Oppose	Reject		Goal 2
4.2.5 Objective 5	265	Phillip Bunn			265.7		Oppose	Reject		Goal 2
4.2.5 Objective 5	276	Jane Hazlett			276.3		Oppose	Reject		Goal 2
4.2.5 Objective 5	285	Debbie MacColl			285.7		Oppose	Reject		Goal 2
4.2.5 Objective 5	285	Debbie MacColl			285.20		Other	Reject		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.5 Objective 5	317	Elvene C Lewis			317.2		Oppose	Reject		Goal 2
4.2.5 Objective 5	380	Charlotte Mill	Villa delLago		380.6		Support	Accept		Goal 2
4.2.5 Objective 5	423	Carol Bunn			423.8		Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	430	Amy Wilson-White	Ayrburn Farm Estate Ltd	Brown & Company Planning Group Ltd	430.12		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1010	John Metherell			430.12	FS1010.4	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1050	Campbell Hodgson	Jan Andersson	Galloway Cook Allan	430.12	FS1050.32	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1082	J and R Hadley			430.12	FS1082.29	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1084	Wendy Clarke			430.12	FS1084.13	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1086	J Hadley			430.12	FS1086.15	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1087	Robyn Hart			430.12	FS1087.13	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1089	Mark McGuinness			430.12	FS1089.31	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1099	Brendon and Katrina Thomas			430.12	FS1099.12	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1129	Graeme Hill		Graeme Todd GTODD LAW	430.12	FS1129.12	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1133	John Blair		Graeme Todd GTODD LAW	430.12	FS1133.13	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	1146	Lee Nicolson			430.12	FS1146.30	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.11		Support	Accept		Goal 2
4.2.5 Objective 5	597	John Duncan Lindsay			597.2		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.5 Objective 5	648	Gillian Kay Crooks			648.6		Not Stated		Deferred to after the hearing of mapping and location of UGB's	Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.5 Objective 5	651	David & Vivki Caesar			651.2		Support	Accept		Goal 2
4.2.5.2	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.12		Not Stated	Reject		Goal 2
4.2.5.2	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	524.12	FS1061.37	Support	Reject		Goal 2
4.2.6 Objective 6	21	Alison Walsh			21.36		Support	Accept		Goal 2
4.2.6 Objective 6	69	Terence Hetherington			69.2		Other	Accept		Goal 2
4.2.6 Objective 6	1012	Alison Devlin	Willowridge Developments Limited		69.2	FS1012.16	Oppose	Reject		Goal 2
4.2.6 Objective 6	91	Alison Devlin	Orchard Road Holdings Limited		91.2		Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	1017	Simon / Lorna Jackson / Gillespie	Wanaka Berry Farm		91.2	FS1017.1	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	1027	Denise & John Prince			91.2	FS1027.2	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	1054	Jools Hall			91.2	FS1054.1	Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	1131	Jackie and Simon Redai			91.2	FS1131.3	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	249	Alison Devlin	Willowridge Developments Limited		249.8		Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	322	Murray Stewart Blennerhassett			322.6		Other		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	378	Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	C/- Mitchell Partnerships Limited	378.13		Other	Reject		Goal 2
4.2.6 Objective 6	1049	Campbell Hodgson	LAC Property Trustees Limited	Galloway Cook Allan	378.13	FS1049.13	Oppose	Accept in Part		Goal 2
4.2.6 Objective 6	1095	Campbell Hodgson	Nick Brasington	Galloway Cook Allan	378.13	FS1095.13	Oppose	Accept in Part		Goal 2
4.2.6 Objective 6	1097	Jenny Carter	Queenstown Park Limited		378.13	FS1097.244	Support	Accept in Part		Goal 2
4.2.6 Objective 6	380	Charlotte Mill	Villa delLago		380.7		Support	Accept		Goal 2

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Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.6 Objective 6	380	Charlotte Mill	Villa delLago		380.8		Support	Accept		Goal 2
4.2.6 Objective 6	397	Sam Buchan	Peter Marshall	Graeme Todd GTODD LAW	397.1		Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	412	Sam Buchan	Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs	Graeme Morris GTODD LAW	412.1		Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	1012	Alison Devlin	Willowridge Developments Limited		412.1	FS1012.43	Support		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	413	Sam Buchan	Trustees of the Blennerhassett Family Trust	Graeme Todd GTODD LAW	413.3		Oppose		Deferred to after the hearing of mapping and location of UGB's	Goal 2
4.2.6 Objective 6	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.34		Other	Reject		Goal 2
4.2.6 Objective 6	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.34	FS1034.192	Oppose	Accept in Part		Goal 2
4.2.6 Objective 6	719	Tony MacColl	NZ Transport Agency		719.25		Support	Accept		Goal 2
4.2.6.1	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.35		Other	Reject		Goal 2
4.2.6.1	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.35	FS1034.193	Oppose	Accept in Part		Goal 2
4.2.6.1	719	Tony MacColl	NZ Transport Agency		719.26		Support	Accept		Goal 2
4.2.6.2	69	Terence Hetherington			69.3		Other	Reject		Goal 2
4.2.6.2	1012	Alison Devlin	Willowridge Developments Limited		69.3	FS1012.17	Oppose	Accept in Part		Goal 2
4.2.6.2	524	Julie McMinn	Ministry of Education	Opus International Consultants Limited	524.13		Not Stated	Accept in Part		Goal 2
4.2.6.2	1061	Amy Wilson-White	Otago Foundation Trust Board	Brown & Company Planning Group Ltd	524.13	FS1061.38	Support	Accept in Part		Goal 2
4.2.6.2	608	Chris Ferguson	Darby Planning LP	Boffa Miskell Ltd	608.36		Other	Reject		Goal 2
4.2.6.2	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)		608.36	FS1034.194	Oppose	Accept in Part		Goal 2
4.2.6.2	635	Joanne Dowd	Aurora Energy Limited	Delta Utility Services Limited	635.26		Other	Reject		Goal 2

Chapter 4 - Urban Development

Lowest Clause	Submitter	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Planner Recommendation	Deferred or Rejected	Issue Reference
4.2.6.2	719	Tony MacColl	NZ Transport Agency		719.27		Support	Accept		Goal 2
4.2.6.2	795	Noel Williams			795.1		Other	Reject		Goal 2
4.2.6.2	810	Tim Vial	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	KTKO Ltd	810.11		Not Stated	Reject		Goal 2

Appendix 3. Section 32 Reports/link to s32 reports



Section 32 Evaluation Report

Strategic Direction

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Section 32 Evaluation Report: Strategic Direction Chapter

1. Purpose of the report

Section 32 of the *Resource Management Act 1991* (the Act) requires objectives in Proposed District Plan proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk in achieving the objectives.

Accordingly, this report provides an analysis of the key issues, objectives and policy response to be incorporated within the Strategic Direction chapter of the Proposed District Plan.

As required by, or necessitated by, section 32 of the RMA, this report provides the following:

- An overview of the applicable **Statutory Policy Context**
- Description of the **Non-Statutory Context** (strategies, studies and community plans) which have informed proposed provisions
- Description of the **Resource Management Issues** which provide the driver for proposed provisions
- An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act, that is:
 - Whether the objectives are the most appropriate way to achieve the RMA's purpose (s32(1)(a)).
 - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives (S32(1)(b)), including:
 - identifying other reasonably practicable options for achieving the objectives,
 - assessing the efficiency and effectiveness of the provisions in achieving the objectives, and
 - summarise the reasons for deciding on the provisions.
- A **level of detail** that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c))

2. Statutory Policy context

2.1 Resource Management Act 1991

The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources. The Queenstown Lakes District is one of the fastest growing areas in New Zealand. Recent estimates (refer to more detail under Issues discussion) predict that the District will continue to experience significant population growth over the coming years, largely off the back of strong forecasted growth in visitors. A strategic policy approach is essential to manage future growth pressures in a logical and coordinated manner to avoid the adverse effects of ad hoc and sprawling urban settlements.

The Strategic Directions chapter together with Urban Growth Management Framework establishes the principles for managing future urban growth within the District and sets the overarching policy direction for the whole Proposed District Plan. By this means, the provisions will serve to sustain the potential of natural and physical resources, and avoid, remedy or mitigate potential adverse effects on the environment.

Section 31 of the Act outlines the function of a territorial authority in giving effect to the purpose of the Act:

31 Functions of territorial authorities under this Act

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district

Section 31 provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of use, development or protection of land and associated natural and physical resources of the district.

Consistent with the intent of Section 31, the proposed provisions enable an integrated approach to the multiple effects associated with urban development, and integrated mechanisms for addressing these effects through the hierarchy of the District Plan. Section 31 reinforces the Council's proposed multi-faceted approach to urban development, which is based upon the establishment of defined urban limits, integrating land use and infrastructure, promoting density in strategic locations, and protecting the District's landscapes.

The purpose of the Strategic Directions chapter is to set an appropriate planning / resource management direction for the District. Without this chapter, there will be no strategic chapter that seeks to address the inter-relationships between the diversity of issues across the District.

The chapter will be able to be referenced by decision makers both considering resource consent applications, and plan changes.

2.2 Otago Regional Policy Statement 1998 (RPS, 1998)

Section 74 of the Act requires that a district plan prepared by a territorial authority must "give effect to" any operative Regional Policy Statement. The operative *Otago Regional Policy Statement 1998* (RPS, 1998), administered by the Otago Regional Council, is the relevant regional policy statement to be given effect to within the District Plan.

In general terms, all of the RPS 1998 (with the exception of provisions obviously not relevant to the District, such as coastal matters) is of relevance to the Strategic Directions chapters, given the breadth of matters it addresses across urban, rural and natural environments.

Some particularly relevant provisions include:

Matter	Objectives	Policies
To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development	5.4.3	5.5.6
Sustainable land use and minimising the effects of development on the land and water	5.4.1	5.5.3 to 5.5.5
To promote sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources.	9.4.1 to 9.4.3	9.5.1 to 9.5.5

The provisions of the Strategic Directions chapter serve the intent of the RPS 1998 objectives and policies listed above through ensuring urban development occurs in a way and at a rate which is consistent with anticipated demand. The provisions seek to move towards a more compact urban form, which is able to

optimise the provision of public infrastructure and services, and minimise the encroachment of urban activities on the region's outstanding natural features and associated pressures on the biophysical environment.

2.3 Review of the Otago Regional Policy Statement

Section 74 of the Act requires that a District Plan must “*have regard to*” any proposed regional policy statement.

It is noted that the ORC is currently in the process of reviewing the RPS 1998. In May 2014 Otago Regional Council (ORC) published and consulted on the RPS ‘*Otago’s future: Issues and Options Document, 2014*’ (www.orc.govt.nz).

The Proposed RPS was released for formal public notification on the 23 May 2015.

With the exception of coastal matters, the whole Proposed RPS is of relevance to the Strategic Directions chapter, and regard has been had to it.

The proposed Strategic Directions chapter has had regard to the Proposed RPS by more readily facilitating a compact and efficient urban form through the establishment of strategic objectives and policies to manage future growth pressures. Urban Growth Boundaries will be utilised as a tool to contain urban development within defined limits, and support the efficiency of infrastructure, aiming to increase the viability of public transport and minimise reliance on fossil fuels, and avoid sprawl into rural or natural landscapes.

The chapter also reinforces the importance of the District's landscapes and rural areas, natural environments and tangata whenua values, and encourages a cautious approach to natural hazards and environmental threats, in line with the Proposed RPS. However it is noted, in particular, that the proposed RPS advocates for a more cautious approach with regard to natural hazards than the Proposed District Plan, seeking to avoid development where a significant hazard exists.

Therefore there is not strict alignment between the Proposed RPS and the Proposed District Plan on this matter. QLDC will be making a submission to the ORC on this matter, considering that the proposed ORC approach is overly risk averse and does not adequately account for the District's limited urban land resource and strong population growth (whilst noting that QLDC supports the notion, as expressed by the ORC, that development should not proceed where intolerable risk is present that cannot be adequately mitigated). An important matter relates to how “significant risk” is defined – there may be situations where significant risk is presented, and mitigation can be achieved to adequately address the risk (presuming ‘significant’ does not necessarily imply ‘extreme’ or ‘intolerable’ risk).

Other than this matter, and notwithstanding some matters or concerns at a more detailed (as opposed to strategic) level that will be addressed in the submission, the Strategic Directions chapter is considered to align well with the Proposed RPS.

3. Non statutory policy context

The following non-statutory documents have also been considered in identifying resource management issues relating to strategic planning matters:

Community Plans

- ‘Tomorrows Queenstown’ Community Plan (2002)
- Urban Design Strategy (2009)
- ‘Wanaka 2020’ Community Plan (2002)
- Wanaka Structure Plan (2007)
- Arrowtown Community Plan (2002)

Strategies

- Queenstown and Wanaka Growth Management Options Study (2004)
- HOPE Affordable Housing Strategy 2005
- A Growth Management Strategy for the Queenstown Lakes District (2007)
- Economic Development Strategy (2015)
- Wakatipu Transportation Strategy (2007)
- Wanaka Transportation and Parking Strategy (2008)
- Queenstown Town Centre Draft Transport Strategy (Consultation Document 2015)

Studies

- Business Zones Capacity report prepared by McDermott Miller 2013, and peer review of the same document by Dr Phil McDermott 2014
- Shaping our Future 'Visitor Industry Task Force' report 2014
- Medium to High Density Housing Study: Stage 1a – Review of Background Data (Insight Economics, 2014)
- Medium to High Density Housing Study: Stage 1b – Dwelling Capacity Model Review (Insight Economics, 2014)
- Analysis of Visitor Accommodation projections (Insight Economics, 2015)

4. Resource Management Issues

The resource management issues set out in this section have been identified from the following sources:

- Strategic Planning documents
- Primary and secondary research (refer to bibliography)
- Monitoring and review of Operative District Plan
- Community consultation

Consultation on a preliminary draft of the chapter occurred in mid/late 2013. In addition, consultation on some other chapters in the District Plan – such as the Rural and Residential chapters – has informed Strategic Directions.

The Issues – which are a mix of economic, environmental and social factors - are given expression in the form of 7 goals (from proposed chapter):

- Goal 1: To develop a prosperous, resilient and equitable economy
- Goal 2: Strategic and integrated management of urban growth
- Goal 3: A quality built environment taking into account the character of individual communities
- Goal 4: Protection of our natural environment and ecosystems
- Goal 5: Distinctive landscapes are protected from inappropriate development
- Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people
- Goal 7: Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.

Identification and analysis of these issues helps to focus and crystalize what the Purpose of the RMA (Section 5) means for this District, how it is expressed and applied in a regulatory sense. The Strategic Directions chapter brings all the issues together and seeks to create a strong 'strategic direction' for the District Plan that addresses these issues collectively and holistically.

The issues are summarised as follows:

Issue 1: Economic prosperity and equity, including strong and robust town centres (Goal 1: To develop a prosperous, resilient and equitable economy)

Social and economic wellbeing is a key consideration of both the RMA and LGA.

The district's economy is strong, however faces some issues including: a lack of diversification, a large number of jobs are relatively low paying and the viability and function of town centres can be challenged by ad hoc planning decisions.

In addition high housing costs (as well as housing availability and security of tenure) in the District are an issue in terms of employment (attraction and retention), and can impact on productivity. Furthermore, traffic congestion impacts on productivity and also the wellbeing of residents and visitors.

These and other challenges are highlighted in Council's Economic Development Strategy.¹

In 2013 McDermott Miller was commissioned by Queenstown Lakes District Council (QLDC) to undertake a project that informed the District Plan Review². This project involved a review of the capacity of existing commercial zones in the District Plan and consideration of a policy structure that enables more effective management and integration of these zones. The study considered capacity issues for a minimum period of 10 to 15 years. The study considered a range of economic growth scenarios.

The report was prepared at least partly within the context of concern around the large number of private plan changes advanced since 2005, which collectively generate the potential to detract from the viability and vibrancy of existing centres.

The original intention was to frame a policy response based around establishment of a "Centres Hierarchy". However, following further consideration and analysis, and the undertaking of a peer review by Dr Phil McDermott³, a strict hierarchical approach was put aside in favour of a policy approach that seeks to optimise the performance and viability of existing town centres through statutory and non-statutory methods that do not seek to control inter-centre functions and hierarchies.

Such methods include but are not limited to:

- Establishing a more enabling District Plan framework for town centre development
- Establishing a more enabling District Plan framework for higher density residential and visitor accommodation development near town centres, to increase permanent or temporary populations next to centres
- Consider public realm improvement projects within centres
- Consider spatial planning
- Consider different financial charging approaches eg. reducing or removing reserve contribution changes in existing urban locations

Goal 1 and associated objectives and policies address these issues by:

- Reinforcing existing strengths and functions in the urban and rural economies
- Seeking to enable economic diversification
- Strengthening and protecting the function of exiting town centres and commercial locations by discouraging plan changes that propose new commercial centres that may detract significantly from existing centres

Issue 2: Growth pressures impacting on the functionality and sustainability of urban areas, and risking detracting from rural landscapes (Goal 2: The Strategic and Integrated management of urban growth)

The Queenstown Lakes District is one of the fastest growing areas in New Zealand. The Queenstown Lakes District is unique in that the region supports an estimated resident population of 30,900 people, and around 3

¹ Economic Development Strategy, 2015

² McDermott Miller Strategies Limited: Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (2013)

³ McDermott Consultants Ltd Peer Review of Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (2014)

million visitors per year⁴. Growth management approaches for the District must therefore consider the needs of both residents and temporary visitors.

Between 1991 and 2002 the resident population doubled across the District, and at this time, it was predicted under a high growth scenario, that the population might reach 29,000 to 30,000 people by 2021⁵. Between 2001 and 2006, the QLDC Growth Management Strategy (2007) noted that the Queenstown Lakes District area was the fastest growing area in New Zealand, and experienced population growth of 30% over this period⁵. In 2006, the resident population was 22,956 (www.stats.govt.nz), and predictions were for the resident population of Queenstown/Wakatipu to reach over 32,000 by 2026⁶.

Now, in 2015, the LTCCP (2015 to 2025) identifies a resident population of 30,700. This highlights firstly, that growth has already surpassed 2004 'high growth' predictions⁵ (of 30,000 people by 2012), and is close to achieving 2006 predictions (of 32,000 by 2026) – some 10 years earlier than predicted. Alongside (and inherently linked to) growth in resident population, the District has also experienced considerable growth in tourism (LTCCP 2015-2025).

Between 2013 and 2015, the Council has commissioned a number of growth studies. Most recently, Insight Economics has undertaken a review of previous studies and predictions, and developed a fresh set of predictions for the Queenstown Lakes District⁷. Insight builds on the projection work carried out by McDermott Miller, and it is worth noting that Dr Phil McDermott in his peer review noted that:

“The introduction of tourism-driven economic growth scenarios avoids reliance on the uncritical adoption of cohort based population extrapolation sourced from Statistics New Zealand without consideration of the economic factors driving labour demand and future migration prospects.”

Insight Economics report indicates that between 2006 and 2013, the District again experienced growth in excess of national averages, with the highest recorded growth in Wanaka of 3.7% per annum (compared to a national average of 0.7%). Following a review of background data, and considering likely scenarios influencing growth, Insight Economics predicted population growth of 3.4% per annum to 2031 (representing a possible increase in population to 55,000 by 2031) and concludes “...that the district will continue to experience high population growth and...demand for new dwellings will also be strong.”⁷ It also highlights that such levels may be exceeded if the tourism industry continues to grow at a high rate, requiring a greater population base to support the industry.

The report notes high growth in dwelling demand and numbers of one person households and couples without children, in addition to a unique age profile with high proportion of population between the ages of 25 and 44. These patterns suggest a high proportion of population within the 'first home buyers' and renting bracket, and the need for more diverse and flexible accommodation options⁷. It reports a strong growth in detached dwellings, but that home ownership rates are lower than the national average, which could indicate affordability issues / lack of suitable housing as well as a transient population.

Strong growth in tourism, hospitality and associated industries is likely to see growth in the numbers of younger people living and working temporarily in Queenstown, and this will create greater demand for centrally located and relatively affordable⁸ rental townhouses and apartments. This also highlights the need to plan for increasing infrastructure demands by more efficiently utilising land within proximity to town centres to minimise the need for capital expenditure.

⁴ Shaping Our Futures 'Visitor Industry Task Force' Report 2014)

⁵ QLDC Growth Options Study, 2004

⁶ QLDC Growth Management Strategy, 2007

⁷ Insight Economics. Medium to High Density Housing Study: Stage 1a – Review of Background Data (2014)

⁸ The relativity of affordability is emphasised. New build flats/townhouses are unlikely to be 'affordable' in terms of housing costs viewed in isolation, however if centrally located may represent a relatively affordable buying/renting option when transport and heating costs are factored in.

Predicted levels of growth are estimated to require an additional 6,518 dwellings, or 362 dwellings each year⁹. In Arrowtown, there could be demand for an extra 690 to 870 dwellings over the next twenty years¹⁰. Whilst it is recognised that growth rates experience peaks and troughs in response to changes in market conditions and tourism patterns, it is evident that the District has, and continues to experience significant growth.

The District Plan must ensure that the necessary regulatory mechanisms are in place to manage such periods of growth in a coordinated and integrated manner (avoiding as far as possible reactive private plan changes in locations less desirable from transport, infrastructure and landscape perspectives).

Without such regulatory direction, the District risks more ad hoc planning outcomes, facilitated by plan changes advanced beyond existing urban areas.

Whilst the Operative District Plan provides a policy framework for managing urban growth, it does not apply sufficient regulatory methods to realise the policy framework. For example, other than in Arrowtown, Urban Growth Boundaries are not applied. In addition, the Operative District Plan applies a High Density Zone with objectives and policies around enabling intensification to help realise compact urban form, however in most cases the rules are so restrictive as to put up significant barriers to the realisation of the objectives and policies.

In addition, like many first generation District Plans, the Operative District Plan focusses overly on protection of amenity values at the expense of development potential and wider urban planning matters.

Goal 2 and associated objectives and policies address these issues by:

- Providing parameters around where and how growth should occur
- Providing the basis for these growth approaches
- Outlining how these objectives will be achieved eg. imposition of Urban Growth Boundaries, upzoning existing residential areas for higher density development
- Coordination and provision of infrastructure to support the promoted growth objectives

Issue 3: High growth rates can challenge the qualities that people value in their communities
(Goal 3: A quality built environment taking into account the character of individual communities)

High population growth rates can challenge the qualities that people value in their communities. If growth is facilitated largely by providing for new greenfield development beyond existing urban areas, then valued landscapes, vistas and general amenities can be adversely impacted. Roading and other infrastructure may be placed under greater strain.

Conversely, an urban growth management approach dominated by urban intensification, whilst protecting the countryside, can change character of existing urban areas, not always for the better.

The District Plan Review adopts an urban growth management approach of applying Urban Growth Boundaries and seeking to accommodate more growth through urban intensification. As a result, it is important for provisions to emphasise the need for good quality urban design approaches. This is emphasised in Council's Urban Design Strategy¹¹.

Goal 3 and associated objectives and policies address these issues by:

- Promoting quality built development and urban form
- Highlighting the need to protect heritage

⁹ QLDC Economic Development Strategy, 2015

¹⁰ Arrowtown Dwelling Supply and Demand, Insight Economics, 2015

¹¹ Urban Design Strategy 2009

- Having regard to the character of communities but balanced with the emphasis that urban intensification is necessary and character will change (ie. it is how change is managed that needs to be focussed on, rather than preventing change)

Issue 4 :Quality of the natural environment and ecosystems

(Goal 4: Protection of our natural environment and ecosystems)

The District's natural environment has intrinsic qualities and values worthy of protection in their own right. However, the natural environment also offers significant economic value to the district. The Council's Economic Development Strategy 2015 states:

'The environment is revered nationally and internationally and is considered by residents as the area's single biggest asset.'

The District contains a diverse range of habitats that support indigenous plants and animals. Many of these are endemic, comprising forests, shrubland, herbfields, tussock grasslands, lake and river margins. Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.

The Council has a responsibility to maintain indigenous biodiversity and to recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna, which are collectively referred to as Significant Natural Areas (SNAs).

Alpine environments are identified as areas above 1070m and are among the least modified environments in the District. Due to thin and infertile soils and severe climatic factors, establishment and growth rates in plant life are slow, and these areas are sensitive to modification. In addition, because these areas contribute to the District's distinctive landscapes, and are susceptible to exotic pest plants, changes to vegetation at these elevations may be conspicuous and have significant effects on landscape character and indigenous biodiversity.

The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed and these areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.

The spread of wilding exotic trees is also a significant issue in the District. Wilding is the term used for the natural regeneration or seedling spread of exotic trees, occurring in unintended locations and not managed for forestry production.

The District values and relies on its distinctive landscapes, open spaces and rural productive land for its social, cultural and economic wellbeing. Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource. The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.

Whilst one way of helping to protect these values and address an issue such as climate change is by promoting an urban form that avoids urban sprawl, as promoted by other goals and provisions, further provisions are required to emphasise important matters such as: significant indigenous vegetation ,air and water quality, invasive pest species, margins of lakes and rivers.

Goal 4 and associated objectives and policies address these and other natural environment issues by providing a strong and unambiguous policy framework for regulation pertaining to these issues.

Issue 5: The District’s outstanding landscapes offer both significant intrinsic and economic value for the District, and are potentially at threat of degradation given the District’s high rates of growth (Goal 5: Distinctive landscapes are protected from inappropriate development)

The District’s landscapes are highly recognised and valued. The Council’s Economic Development Strategy 2015 states:

‘The outstanding scenery makes the District a highly sought after location as a place to live and visit.’

The Operative District Plan places substantial weight on protection of landscapes, and managing the effects of inappropriate subdivision and development. The importance of the landscapes, and the inherent tension that can arise between protection or management of the landscapes and growth and development pressures, has resulted in a large amount of Environment Court litigation.

The Operative District Plan has adopted a largely ‘effects-based’ approach to regulating subdivision and development. This provides flexibility and the opportunity for development or subdivision to be considered on its merits, but it can also result in uncertainty and difficulty in managing cumulative effects.

Fundamentally, however, the landscape provisions in the Operative District Plan are considered to function well. However, the District Plan review does propose to make some changes, and in particular provide a degree of greater definition and certainty by mapping landscape lines. This is realised both in provisions in the Strategic Directions chapter, and in the Landscape chapter of the Proposed District Plan.

Development pressure on the countryside and landscapes is addressed by provisions that seek to direct or prioritise development to locations that are less sensitive to landscape impacts – either urban areas, or areas in the countryside that are less sensitive.

It is also recognised that in addition to land in the conservation estate, farming activity on large landholdings is a key factor in the retention of large open landscapes with very low housing densities. That is, the ongoing viability of farming is important to the protection or management of landscape values. As a result, the provisions seek to underline the importance of farming, and recognise that farming practices change and evolve.

Issue 6: Whilst median household incomes in the District are relatively high, there is significant variation in economic wellbeing. Many residents earn relatively low wages, and the cost of living in the District is high – housing costs, heating in winter, and transport. This affects the social and economic wellbeing of some existing residents, and also reduces the economic competitiveness of the District and its ability to maximise productivity. The design of developments and environments can either promote or deter safety and health and fitness (Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people)

The cost of living in the District, and in particular housing, is underlined as a key economic challenge in Council’s Economic Development Strategy 2015.

Home ownership is unaffordable in the Queenstown Lakes District, with the second highest median house price in the country, coupled with relatively low median incomes. This makes mortgages 101.8% of the median take-home pay of an individual (Queenstown Housing Accord, 2014).

The district has some unique characteristics to its housing challenge, which have flow on effects to housing supply and affordability. Firstly, the district has a high number of homes owned for holiday purposes, and there is high housing demand from people who work in the tourism and hospitality industries. Increasing tourist accommodation demand has an impact on removing the supply of long term residential rental housing from the market, and Colliers predicts “acute shortage of long term residential rental accommodation in Queenstown to continue, flowing through to rent increases”.

Since 2013 rental availability has been considered poor, rents have increased significantly¹², and it is generally acknowledged that tenure security can be unpredictable. Evidence from complaints to Council's Enforcement division is that overcrowding is becoming more prevalent, and this is raising public health concerns at the Southern DHB. A significant number of houses in the District are poorly insulated or constructed, potentially contributing to health issues and also cost of living.

It is recognised that the supply of land for residential housing can be affected by a range of factors that are outside the scope of the District Plan. However, restrictive planning systems increase cost and time in the planning process and can limit the supply of land and housing, contributing to associated increases in both rental and house prices, and Motu consultancy recently quantified the impacts of some planning rules on housing costs,¹³. Motu's findings were recently supported by the New Zealand Productivity Commission's draft inquiry report 'Using Land for Housing.', which referenced other work undertaken by MRCagney¹⁴ The Productivity Commission confirmed that rules such as minimum balcony requirements, minimum car parking requirements, and building height controls can generate significant costs, which are likely to outweigh benefits. It is critical that District Plan provisions account for these factors through cost / benefit analysis in Section 32 assessments.

In addition, the design of public places and environments can have a significant impact on both safety, and the extent to which the places are utilised to their full potential and accessible to a wide range of people. The District Plan should promote design that optimises health and safety outcomes.

Goal 6 and associated provisions promote housing affordability and diversity, and explicitly underline the importance of designing regulation that, whilst providing reasonable amenity protection, does not unduly undermine housing supply and affordability .The provisions also promote strong consideration of safety, health and accessibility in public spaces and environments.

Issue 7: Tangata Whenua status and values require recognition in the District Plan, both intrinsically in the spirit of partnership (Treaty of Waitangi), but also under Statutes.

(Goal 7: Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.)

Intrinsically, it is good planning practice to recognise tangata whenua status and values. This intrinsic value is supported by the principles of the Treaty of Waitangi, and the requirements of the RMA.

Goal 7 and associate objective espouses these principles. Further elaboration and reinforcement of these principles and values is provided in the Tangata Whenua chapter.

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Strategic Directions chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Results in a fundamental change in policy direction
- Sets a strong direction or basis for other chapters and provisions in the District Plan
- Result in a significant change to the character and amenity of local communities;
- Have effects on resources that are considered to be a matter of national importance in terms of section 6 of the Act
- Adversely affect those with particular interests including Maori

¹² Trademe data shows an increase in median rental in the District from \$380 per week in 2013, to \$500 per week in 2015. Economists consider rental price movements as a good indicator for housing supply/demand balance, more so than property prices.

¹³ Impacts of Planning Rules, Regulations, Uncertainty and Delay on Residential Property Development, Motu Economic and Public Policy Research and the University of Auckland, January 2015

¹⁴ New Zealand Productivity Commission, Using Land for Housing (draft report), 2015

- Involve effects that have been considered implicitly or explicitly by higher order documents;
- Involve regulations or other interventions that will impose significant costs on individuals or communities

The level of detail of analysis in this report is moderate-high. A number of elements espoused in the Strategic Directions chapter build on existing approaches in the Operative District Plan, so there is often not a radical change in policy direction. However a number of the provisions take general existing approaches further in terms of implementation. For example, the Operative District Plan sets out a framework for growth management and for the application of urban growth boundaries but does not take this to the next level of applying urban growth boundaries (other than in Arrowtown).

Other reasons for the moderate-high detail of analysis include: the provisions set an important direction for the balance of the District Plan.

The detail of analysis is not high as the provisions (with some exceptions) are by their very nature generally quite high level, and it is at the next level of provisions (in other chapters) that more specific provisions are provided, and assessed.

In addition, the Strategic Directions chapter does not include rules that need to be assessed.

6. Evaluation of proposed Objectives

The identification and analysis of issues has helped define how Section 5 of the RMA should be expressed in Queenstown Lakes District, in terms of strategic objectives. This has informed determination of the most appropriate objectives to give effect to Section 5 of the RMA in light of the issues. The appropriateness of potential objectives cannot be assessed abstractly without due consideration to the issues that frame what sustainable management means for the district at this point in time and into the future. For example, without the issue context of high growth pressures, alternative objectives may have been recommended that provide less emphasis on density and more emphasis on amenity protection.

Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. The following objectives serve to address the key Strategic issues in the District:

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>Goal 1</p> <p>Objective 1: Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the District’s economy.</p>	<p>The objective enables people and communities to provide for their social and economic wellbeing (S5(2) RMA) by seeking to consolidate and strengthen the function of these key centres.</p> <p>Whilst a number of other commercial centres, such as Remarkables Park, are serving important and evolving commercial and community functions, Queenstown and Wanaka have vitally important roles and functions rooted in their histories as the commercial and civic centres of the District. These centres will always benefit from lakeside locations, critical mass and intensity, and spatial centrality.</p> <p>Within the overall network of centres, the role of Queenstown and Wanaka, and other centres will continue to evolve. The objective, associated policies and town centre chapter provisions do not focus on restricting the growth and development of other centres to protect these two hubs. Rather, the policy setting seeks to optimise these centres building on</p>

	<p>their natural strengths and opportunities, retaining a moderate level of control but generally setting a more enabling and flexible District Plan platform.</p> <p>Not providing such an objective would be a less appropriate method as it would not provide the strategic emphasis necessary to provide the basis for subsequent District Plan provisions and methods. In addition, the objective provides a strong basis for critically assessing potential plan changes that may have an adverse impact on the function of the centres.</p>
<p>Goal 1</p> <p>Objective 2</p> <p>Recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas in the District.</p>	<p>As per option 1, this Objective reinforces the different but important and complementary role that other centres fulfil in providing for the social and economic wellbeing (S5(2) RMA) of the community, and offers similar benefits as outlined above.</p>
<p>Goal 1</p> <p>Objective 3</p> <p>Enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.</p>	<p>As noted in the analysis of the issues, the District's economy is strong, but has a relatively narrow base. Whilst it is acknowledged that several key sectors will always be core drivers of the District's economy, a more diverse economy could improve economic resilience and sustainability, helping to provide for social and economic (and potentially environmental) wellbeing (Section 5 RMA).</p> <p>This objective sets a framework for policies and rules to more readily enable diversification to support the wellbeing of people and communities.</p>
<p>Goal 1</p> <p>Objective 4 – Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character and healthy ecosystems and Ngai Tahu values, rights and interests.</p>	<p>As above, farming is likely to remain a key sector of the rural economy, and this is recognised in the Objective. However greater economic resilience - supporting the wellbeing of people and communities - can be developed. This is subject to limiting possible significant effects on cultural values.</p>
<p>Goal 1</p> <p>Objective 5 – Maintain and promote the efficient operation of the District's infrastructure, including designated Airports, key roading and communication technology networks.</p>	<p>Infrastructure in all its varied forms is essential to efficient functioning – both in economic and non-economic terms - of settlements. It is therefore a critical components of community wellbeing, as promoted in Section 5 of the RMA.</p> <p>This objective supports these key functions.</p>
<p>Goal 2</p> <p>Objective 1</p> <p>Ensure urban development occurs in a logical manner:</p> <ul style="list-style-type: none"> • to promote a compact, well designed and integrated urban form; • to manage the cost of Council infrastructure; and • to protect the District's rural landscapes from sporadic and sprawling 	<p>As discussed in the Issues section, the District faces strong growth pressures and historically a large number of private plan changes – often in greenfield locations – have been promoted.</p> <p>Whilst many of these plan changes have offered significant benefits in certain respects, they have not necessarily resulted in an integrated, overall planning approach. It is noted that Section 31 of the RMA promotes an integrated approach to urban planning.</p> <p>The Council has signalled for many years the need for greater urban growth management and integration,</p>

<p>development.</p>	<p>and the Growth Management Strategy 2007 was a key document to give expression to this need, and outline recommended approaches.</p> <p>In a statutory sense, Plan Change 30 introduced a framework into the Operative District Plan to promote a stronger approach to urban growth management, and introduced the tool of urban growth boundaries for application in the District. In 2015 an Urban Growth Boundary in Arrowtown was made operative.</p> <p>Objective 1 is appropriate to achieve the purpose of the RMA as it addresses some of the key issues identified for the District which define what 'sustainable management' means for the District, including managing strong growth pressures, the importance of the District's countryside and landscapes, and the costs associated with providing infrastructure and social services to dispersed and lower density communities.</p> <p>The District's landscapes are particularly valued, and an integrated approach to urban growth management with a focus on urban intensification can help reduce the risks to amenity values (s 7c RMA) and landscape values (s 6b) posed by dispersal of urban growth.</p>
<p>Goal 2</p> <p>Objective 2</p> <p>Manage development in areas affected by natural hazards.</p>	<p>Natural hazards and the threat they can pose to communities require consideration in terms of the Act's purpose, with regard to the health and safety and general wellbeing of people and communities.</p> <p>However, in a high growth district with limited urban land it is not always practical to avoid development in areas which are subject to hazards.</p> <p>Therefore, in recognition of the need in Section 5 to balance competing environmental ,economic and social matters, Council proposes – via Objective 2 and other provisions and methods in the Proposed District Plan – to seek to manage development and risks posed by natural hazards in a balanced manner, as opposed to relegating – or conversely elevating - their significance relative to development needs.</p> <p>It is considered that an approach of managing natural hazard risk is therefore more appropriate to achieving the purpose of the RMA than an approach of avoiding hazards (other than where they pose intolerable risk that cannot be avoided or mitigated).</p>
<p>Goal 3</p> <p>Objective</p> <p>Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.</p>	<p>The quality of the built environment can have a significant impact on people's wellbeing and safety.</p> <p>The objective is appropriate as it gives effect to s7c of the RMA (the maintenance and enhancement of amenity values) and s 7f (maintenance and enhancement of the quality of the environment)</p>
<p>Goal 3</p> <p>Objective</p> <p>Protect the District's cultural heritage values and ensure development is sympathetic to them.</p>	<p>Heritage is important to the wellbeing of communities, providing a link to the past and contributing to character and sense of place.</p> <p>This importance is reinforced by s6f of the RMA.</p> <p>The objective gives effect to this importance.</p>

<p>Goal 4 Objective Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.</p>	<p>This objective is appropriate to achieve the purpose of the RMA as it gives effect to s5(2)(b) of the Act.</p>
<p>Goal 4 Objective Protect areas with significant Natural Conservation Values.</p>	<p>As outlined in the analysis of issues, the District has a number of areas of significant indigenous vegetation, some of which are under threat.</p> <p>This objective addresses this issue and is underlined by the fact that the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna is recognized as a matter of national importance under s6c of the RMA.</p>
<p>Goal 4 Objective Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.</p>	<p>As above.</p>
<p>Goal 4 Objective Avoid exotic vegetation with the potential to spread and naturalize.</p>	<p>As identified in the analysis of issues, wilding species are a threat to the landscape qualities of the district as well as habitats.</p> <p>This threat poses risks to the wellbeing of communities as well as the environment, and challenges a number of matters in sections 6 and 7 of the RMA.</p> <p>It is noted however that the objective may have some impact on social and economic wellbeing. However such impacts are considered to be outweighed by benefits, an alternative option of not providing this provisions is considered less appropriate.</p> <p>The objective is appropriate as it provides a direct and unambiguous expression of the risk and the need to avoid.</p>
<p>Goal 4 Objective Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.</p>	<p>Gives direct effect to s6a of the RMA, which is a matter of national importance and therefore critical to supporting the purpose of the RMA.</p>
<p>Goal 4 Objective Maintain or enhance the water quality and function of our lakes, rivers and wetlands in the District.</p>	<p>Gives direct effect to elements of s5, and s7(f) and therefore the objective is appropriate in giving effect to the purpose of the RMA.</p>

<p>Goal 4</p> <p>Objective</p> <p>Facilitate public access to the natural environment.</p>	<p>The magnificent natural environment is a key aspect that contributes to the wellbeing of the district's communities, and access to that environment is important to the community's enjoyment of it. Therefore the objective is appropriate to achieve the purpose of the RMA.</p> <p>It is also noted that the maintenance and enhancement of public access to and along lakes and rivers is recognized as a matter of national importance under s6d of the RMA.</p>
<p>Goal 4</p> <p>Objective</p> <p>Respond positively to Climate Change.</p>	<p>The threats posed by climate change to communities have been well documented. These include potentially greater vulnerability as a result of more volatile weather patterns.</p> <p>Whilst climate change is a global issue, it has impacts at the local level.</p> <p>A sustained response to the issue is required by all communities and nations. The district can play its part through adopting a positive approach to the issue, and being a leader in fostering urban form that promotes lowering greenhouse gas emissions, or at least limiting their increase.</p>
<p>Goal 5</p> <p>Objective</p> <p>Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.</p>	<p>As outlined above, the outstanding landscapes of the district are central to community wellbeing. They offer great value scenically and in terms of recreation, and are fundamental to the district's economy. Therefore in terms of the purpose of the RMA it is critical that the protection of outstanding landscapes is underlined.</p>
<p>Goal 5</p> <p>Objective</p> <p>Minimize the adverse landscape effects of subdivision, use or development in specified Visual Amenity Landscapes and other Rural landscapes.</p>	<p>As above. Whilst these landscapes do not have the same status as outstanding landscapes, they contribute significantly to visual amenity and together with outstanding landscapes contribute significantly to community wellbeing.</p> <p>At the same time, subdivision and development in these areas can make an important contribution to well being, as a result the objective focuses on minimization of adverse effects rather than avoidance. As a result, the objective appropriately balances competing economic and environmental concerns and is appropriate is achieving the purpose of the RMA.</p>
<p>Goal 5</p> <p>Objective</p> <p>Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</p>	<p>The objective recognizes the centrality of landscapes to the district's wellbeing and seeks to encourage subdivision and development to occur in less sensitive areas.</p>
<p>Goal 5</p> <p>Objective</p> <p>Recognize there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</p>	<p>As above. And addresses the issue of cumulative effects.</p>

<p>Goal 5</p> <p>Objective</p> <p>Recognize that agricultural land use is fundamental to the character of our landscapes.</p>	<p>Recognizes that farming is a central element of the rural economy providing for economic and social wellbeing and that landowners cannot be expected for retain large areas of land that contribute to landscape character if they are not able to make a viable living from the land.</p>
<p>Goal 6</p> <p>Objective</p> <p>Provide access to housing that is more affordable.</p>	<p>As outlined in the Issues analysis the District faces significant housing challenges. Housing is a basic human need and is central to wellbeing and therefore S5 of the RMA. As a result, an objective promoting access to housing that is more affordable than has been typical in the district during recent years (largely as a result of high demand and insufficient supply) is appropriate to achieving the RMA's purpose.</p>
<p>Goal 6</p> <p>Objective</p> <p>Ensure a mix of housing opportunities.</p>	<p>Related to the above, diversity of housing supply is as important as affordability. Much of the district's housing is detached and on larger sections. As the demographic profile of the community continues to change a greater diversity of housing is required, especially smaller flats and apartments.</p>
<p>Goal 6</p> <p>Objective</p> <p>Provide a high quality network of open spaces and community facilities.</p>	<p>Open space and community facilitate important to the wellbeing promoted in s5 RMA. The promotion of high quality sets aspirations beyond basic functionality, as part of a goal to maximize wellbeing within constraints.</p>
<p>Goal 6</p> <p>Objective</p> <p>Ensure planning and development maximizes opportunities to create safe and healthy communities through subdivision and building design.</p>	<p>The health and safety of people and communities is central to s5 of the RMA and it is appropriate to promote these aspects within a planning regulatory framework.</p>
<p>Goal 7</p> <p>Objective</p> <p>Protect Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.</p>	<p>To be consistent with the principles of the Treaty it is appropriate to identify complex Maori values with Tangata Whenua, and provide for kaitiakitanga to be exercised.</p>
<p>Goal 7</p> <p>Objective</p> <p>Enable the expression of kaitiakitanga by providing for meaningful collaboration with ngai Tahu in resource management decision making and implementation.</p>	<p>Establishing and maintaining the relationship with Tangata Whenua is fully aligned with Part 2 RMA.</p>

Overall, it is considered that the objectives in the draft Strategic Directions chapter are the most appropriate way to achieve the purpose of the Act within the framework provided by Part 2 of the Act, the RPS and the high level goals. This is based on the experience of the Council in managing the natural and physical resources of the District under the Act for the past 22 years, the further research relied on, and definition and analysis of key resource management issues. Without these objectives, the Proposed District Plan would lack a clear direction and an integrated statement as to the planning and resource management aspirations for the District.

Retention of the status quo approach was considered. The status quo is represented by the 'Sustainable Management' chapter of the Operative District Plan. This chapter is dominated by unfocussed and very lengthy preamble and is unwieldy, and does not set a strong and direct policy framework. It is very seldom referred to by District Plan administrators / decision makers. It does not help support the sustainable management of the District and retention of this approach is not supported.

7. Evaluation of the appropriateness of the proposed provisions to achieve the objectives

Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives. The proposed policies are the mechanism by which the Strategic Directions chapter seeks to achieve the objectives. In examining whether these provisions are the most appropriate way to achieve the objectives, section 32(1)(b) requires this report to:

- Identify other reasonably practicable options for achieving the objectives; and
- Assess the efficiency and effectiveness of the provisions in achieving the objectives; and
- Summarise the reasons for deciding on the provisions.

With regard to these matters the following is noted:

- Policies are the logical means of achieving objectives;
- In a Strategic Directions chapter there is no need for the use of rules or other methods
- An option of not stating any policies would fail to ensure a robust strategic direction is set, and the planning framework would risk being too 'high level' and generic
- A key weakness of the Operative District Plan is the absence of a chapter with a clear hierarchy of goals, objectives and policies that strongly, directly, and unambiguously set a planning direction for the district

The policies "flesh out" the objectives with regards to the key resource management issues in the District, and therefore effectively and efficiently set a strong planning framework for the balance of the District Plan.

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient.

Changes to Section 32 of the RMA in 2013 place greater, explicit emphasis on the economic costs and benefits of provisions, including the impact of provisions on economic growth and employment, in addition to consideration of social and environmental matters.

Goal 1: Develop a prosperous, resilient and equitable economy.

- Objective 1:** Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the District’s economy.
- Objective 2:** Recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas in the District.
- Objective 3:** Enable the development of innovative and sustainable enterprises that contribute to diversification of the District’s economic base and create employment opportunities.
- Objective 4:** Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character and healthy ecosystems and Ngai Tahu values, rights and interests.
- Objective 5:** Maintain and promote the efficient operation of the District’s infrastructure, including designated Airports, key roading and communication technology networks.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency (applies to all provisions)</i>
All policies under this goal.	<p><i>Environmental</i> None identified.</p> <p><i>Economic, Social and Cultural</i> Provisions that seek to limit the potential for new commercial rezonings may affect the economic wellbeing of a small number of landowners who may consider that option in the future.</p>	<p><i>Environmental</i> A focus on intensification of the major centres should help consolidate urban form and help promote public transport, walking and cycling. Policies provide for lower scale local centres, the existence and strengthening of which can generate environmental benefits by reducing the need for car transport.</p> <p><i>Economic</i> Previous analysis has suggested the potential exists for existing and potential future commercial rezonings to detract from the function and viability of the Queenstown and Wanaka Town Centres.</p> <p>However such risks were somewhat downplayed through the peer review undertaken by Dr Phil McDermott, who concluded there are significant functional</p>	The policies are an effective and efficient approach to achieving the objectives, being a logical structural approach, in terms of the Goal-Objective-Policy Hierarchy. The policies are small in number and this results in streamlined and direct provisions which avoid ambiguity and uncertainty.

		<p>differences between the Queenstown and Wanaka town centres and other larger centres that are establishing, such as Remarkables Park.</p> <p>Notwithstanding this, there could still be threats by new commercial rezonings, and fundamentally at a strategic level it is considered that recognition of the Queenstown and Wanaka town centres as the hubs of the District is necessary to promote overall economic wellbeing.</p> <p>In addition, it is considered that the economic potential of township commercial precincts and local shopping centres is not fulfilled, and the policy provides the strategic platform to increase the economic benefits provided in these locations.</p> <p>Social & Cultural</p> <p>Optimisation of the function of the centres and greater critical mass will help support a greater range of cultural and social facilities and events.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives:</p>			
<p><i>Option 1: Policies that provide a framework for a regulatory framework applying a strict hierarchical approach to centres rules</i></p>	<ul style="list-style-type: none"> • <i>Not considered necessary, effective or realistic</i> 		

Goal 2 The Strategic and integrated management of urban growth

Objective 1: Ensure urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure; and
- to protect the District’s rural landscapes from sporadic and sprawling development.

Objective 2: Manage development in areas affected by natural hazards.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p><u>Policies:</u> All policies under this goal.</p>	<p><i>Environmental</i> The establishment of Urban Growth Boundaries and associated approach of urban intensification has the potential to detract from the amenity values and character of established urban areas.</p> <p>This cost is addressed in the Residential chapters and Section 32 evaluation reports, where rules are proposed that will provide a suitable balance between protecting amenity values and enabling the development necessary to provide for the District’s well being.</p> <p>It is considered that appropriately managed urban intensification will generate less environmental costs than an approach focusing growth in greenfield locations.</p> <p>A balanced approach to natural hazard management may sometimes mean that some areas that are otherwise well suited to urban intensification may not progress if hazards are significant and cannot be mitigated. This will place more pressure on other urban areas, and potentially on greenfield locations.</p> <p><i>Economic</i> The imposition of urban growth boundaries (via Chapter 4 of the Proposed District Plan) has the</p>	<p><i>Environmental</i> The landscape values of many areas of the District’s countryside are well recognised, and a key aspect of the compact urban form promoted is to help minimise greenfield development that may challenge these values.</p> <p>In addition, some of the District’s urban roading networks are under substantial pressure, particularly in Queenstown. Further greenfield development has the potential to exacerbate these pressures, relative to compact urban development in locations near public transport hubs and centres. Such development can help limit the growth in private car transport on these increasingly congested roading networks, with resulting environmental benefits.</p> <p>Many studies have quantified the environmental benefits of a compact urban form, including those highlighted under the assessment of costs.</p> <p>Replacement of old and poorly insulated housing stock with new medium and high density housing development can also contribute to a number of environmental benefits, including improved air quality.</p> <p>The provisions seek to find a balance between enabling development that realises a compact urban</p>	

	<p>potential to result in adverse effects to housing affordability, if not combined with a suitably enabling framework that enables increased density within these boundaries, such as is proposed in Medium and High Density zones, and to a lesser extent in the Low Density Zoned.</p> <p>Furthermore, the scale and location of urban growth boundaries has been determined to provide sufficient land for future growth either through greenfield subdivision, infill housing or brownfield development. Having available capacity within urban growth boundaries should ensure supply is able to meet demand, and a situation of scarcity does not arise.</p> <p>For example, in Queenstown, considerable land supply remains within landholdings which have either not yet commenced development or are not yet fully implemented, such as Jacks Point, Henley Downs, Shotover Country, Remarkables Park and Frankton Flats. In Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the new Large Lot Residential Zone. For Arrowtown, it is noted that the need for housing has been balanced with objectives to protect character and heritage. As a result, there are limited greenfield opportunities within the boundary, however, increased density and scope for infill development is enabled through the proposed provisions of the Medium Density and Low Density residential zones. It is also expected that the location of urban growth boundaries would be monitored and potentially revised over time, if necessary, to ensure they remain consistent with community needs.</p> <p>Theoretically no Urban Growth Boundaries and no protection of rural land beyond existing boundaries would be the optimal policy response in terms of housing affordability. However such a policy</p>	<p>settlement form, whilst maintaining a reasonable degree of amenity value protection.</p> <p>Economic The provisions support enhanced development opportunities and will improve development feasibility. This will help support economic growth and employment growth in the design and construction industries, with flow on to other areas.</p> <p>They help enable the visitor accommodation requirements of the district, which are so important to the economic wellbeing of the district, and also contribute significantly to the tourism offering of the nation.</p> <p>Increased population near town centres will help support existing businesses and provide for the growth of new businesses, helping to facilitate employment growth and employment.</p> <p>Greater density in strategic locations should help to support public transport services, and minimise growth in road congestion (and associated economic costs).</p> <p>New higher density housing will generally result in lower household heating costs, and also lower transport costs.</p> <p>As outlined in the analysis of costs, a number of studies demonstrate the economic benefits of a compact urban form, in terms of infrastructure provision, social service delivery, and healthcare costs.</p> <p>Social & Cultural The provisions are likely to enable economic growth and employment growth.</p> <p>The provision will enable greater population</p>	
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	<p>approach would generate the potential for a significant range of adverse economic, social and environmental impacts.</p> <p>A growth management approach based around urban intensification is generally considered significantly more cost efficient than an approach based around sprawl.</p> <p>A number of studies support this notion.</p> <p>A comprehensive study from Smart Growth America in 2013 found that the upfront infrastructure development costs of 'Smart Growth' compared to conventional sprawling development reduces upfront infrastructure development costs by 38%¹⁵. This study cites a number of other studies supporting this notion. A study from 2015 by the New Climate Economy reaches similar conclusions.¹⁶</p> <p>There is also a large body of research from Australia supporting these findings. Professor Peter Newman, of Curtin University, in particular has developed a substantial body of research quantifying the costs and benefits of compact urban development relative to urban sprawl.¹⁷</p> <p>Addressing natural hazards may mean that some areas are precluded from redevelopment, with resulting costs, whilst in some cases development may proceed but subject to mitigation that may add significant development costs.</p>	<p>concentration close to town centres, which should help to support more cultural activity and a fuller range of social services.</p> <p>A more cohesive and integrated population, around existing town centres. Utilising existing infrastructure and amenity spaces.</p> <p>Some evidence suggests that compact urban development, especially if co-ordinated with good access to recreational facilities, reserves and trails, can contribute to better public health outcomes relative to urban sprawl.</p> <p>Provisions that seek to manage natural hazard risk provide a basis to prevent, or limit, development in areas subject to significant risk. This can help to protect human life and property.</p>	
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¹⁵ Smart Growth America, 2013, 'Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development'

¹⁶ The New Climate Economy, 2015, Analysis of Public Policies that unintentionally encourage and subsidize urban sprawl'

¹⁷ Refer for example to:

Trubka., R.; Newman,P.; Bilsborough, D. Costs of Urban Sprawl (1)-Infrastructure and Transport. *Environ. Des. Guide* 2010, 83, 1-6.

Trubka., R.; Newman,P.; Bilsborough, D. Costs of Urban Sprawl (3)-Physical Activity links to Healthcare Costs and Productivity. *Environ. Des. Guide* 2010, 85, 1-13.

	<p>Social & Cultural Increase in intensity of development could generate noise and traffic impacts.</p>		
<p>Alternative options considered less appropriate to achieve the relevant objectives:</p>			
<p>Option 1: Do not apply UGBs, but rely on provisions / incentives to facilitate more compact urban form and minimise urban sprawl</p>	<ul style="list-style-type: none"> • Could be relatively effective, however would provide less certainty and strategic strength in the face of private plan change applications for new residential communities in rural areas. 		
<p>Option 2: Apply more stringent policy in terms of managing natural hazards</p>	<ul style="list-style-type: none"> • Would better provide greater certainty in terms of addressing risk, however could come at the cost of preventing development in areas where risks can be adequately mitigated. In addition could be problematic given the limited urban land resource and very strong growth pressures. 		

Goal 3: A quality built environment taking into account the character of individual communities

Objective 4: Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.

Objective 5: Protect the District’s cultural heritage values and ensure development is sympathetic to them.

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>All policies under this goal.</p>	<p>Environmental None identified, other than an expectation of increased densities and some change in character.</p> <p>Economic The promotion of good quality design has the potential to add to development costs, however such potential is considered to be limited in this case as the provisions are not prescriptive, and do not have any strong implications in terms of expectations for higher quality materials etc.</p> <p>Good fundamental design approaches can add value rather than detract value.</p>	<p>Environmental The provisions are fundamentally focussed on providing environmental benefits. These relate to character and amenity, functionality, energy efficiency and sustainability and heritage protection.</p> <p>Economic Well designed developments can attract a premium, and also offer the ability to better hold and grow investment value. Energy efficient development can lead to lower operational costs.</p> <p>Heritage properties can accrue higher value, and potentially higher returns. Heritage properties can</p>	

	<p>Heritage protection can limit the development potential of sites, however the provisions seek to provide for development opportunities provided execution is appropriate / sympathetic. Maintenance costs can also be higher for heritage properties.</p> <p>Social & Cultural None identified.</p>	<p>also add to the tourist offering of places, especially where there is a high concentration of them (such as in Arrowsmith).</p> <p>Social & Cultural Well designed development and neighbourhoods can enhance wellbeing, including enhancing community cohesion, social interaction and recreational opportunities.</p> <p>Heritage can contribute significantly to a community's wellbeing and sense of place, and connection to its past.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives: None identified.</p>			

Goal: The protection of our natural environment and ecosystems

- 3.2.4.1 Objective: Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.
- 3.2.4.2 Objective: Protect areas with significant Nature Conservation Values.
- 3.2.4.3 Objective: Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.
- 3.2.4.4 Objective: Avoid Exotic vegetation with the potential to spread and naturalise.
- 3.2.4.5 Objective: Preserve or enhance the natural character of the beds and margins of the District’s lakes, rivers and wetlands.
- 3.2.4.6 Objective: Maintain or enhance the water quality and function of our lakes, rivers and wetlands.
- 3.2.4.7 Objective: Facilitate public access to the natural environment.
- 3.2.4.8 Objective: Respond positively to Climate Change.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
All policies under this goal.	<p><i>Environmental</i> None identified, other than an expectation of increased densities and some change in character (3.2.4.8.1).</p> <p><i>Economic</i> A number of the provisions will contribute to some lessened development rights for some properties, especially in rural areas in terms of significant indigenous vegetation.</p> <p>Promoting a compact urban form has the potential to adversely impact on housing affordability, especially if regulation within the urban area is not sufficiently permissive.</p> <p><i>Social & Cultural</i> None identified.</p>	<p><i>Environmental</i> The provisions are fundamentally focussed on providing environmental benefits.</p> <p>Significant conservation, biophysical and landscape benefits will be accrued.</p> <p><i>Economic</i> Much of the District’s appeal in terms of the visitor industry results directly or indirectly to the quality of the landscape. Therefore, provisions which seek to protect these vital attributes are important to the District’s economic wellbeing.</p> <p><i>Social & Cultural</i> Many residents and visitors have a strong attachment to the environment of the District, in terms of its visual and recreational attributes. Protecting these attributes are important to</p>	

		wellbeing. Facilitating public access to this environment helps foster this connection, as well as providing more recreational opportunity with its benefits in terms of physical and mental wellbeing.	
Alternative options considered less appropriate to achieve the relevant objectives:			
Option 1: Provide a less onerous policy in terms of management of wilding species.		<ul style="list-style-type: none"> • More flexibility could be provided, including narrowing the species which should be banned. • However, this would provide less certainty, clarity and efficiency. 	

Goal: Our distinctive landscapes are protected from inappropriate development.

- 3.2.5.1 Objective:** Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.
- 3.2.5.2 Objective:** Minimise the adverse landscape effects of subdivision, use or development in specified Visual Amenity Landscapes and other Rural Landscapes.
- 3.2.5.3 Objective:** Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.
- 3.2.5.4 Objective:** Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.
- 3.2.5.5 Objective:** Recognise that agricultural land use is fundamental to the character of our landscapes.

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
All policies under this goal.	Environmental Whilst recognising the importance of Outstanding Natural Landscapes and other landscapes and provide protection for these landscapes, the provisions still contemplate development in certain locations. Such development has the potential to generate environmental effects, however	Environmental The provisions are fundamentally focussed on providing environmental benefits, in terms of landscapes. Economic Much of the District's appeal in terms of the visitor	

	<p>safeguards are provided by both QLDC and ORC planning provisions.</p> <p>Economic Landscape protection inherently detracts from development rights.</p> <p>However scope is still provided for development, subject to locations and landscape characteristics, and design response.</p> <p>Social & Cultural None identified.</p>	<p>industry results directly or indirectly to the quality of the landscape. Therefore, provisions which seek to protect these vital attributes are important to the District's economic wellbeing.</p> <p>Provisions recognise the importance of farming in contributing to the maintenance of landscape values.</p> <p>Social & Cultural Many residents and visitors have a strong attachment to the environment of the District, in terms of its visual and recreational attributes. Protecting these attributes are important to wellbeing.</p> <p>Agriculture is a strong element of the District's economy, both historic and current.</p>	
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Alternative options considered less appropriate to achieve the relevant objectives:

<p>Option 1: Consider applying status quo in terms of limited mapping of landscape lines</p>	<ul style="list-style-type: none"> • Whilst potentially increasing flexibility, would continue the status quo of lack of certainty, lack of efficiency and expense
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Goal: Enable a safe and healthy community that is strong, diverse and inclusive for all people.

- 3.2.6.1 Objective: Provide access to housing that is more affordable.
- 3.2.6.2 Objective: Ensure a mix of housing opportunities.
- 3.2.6.3 Objective: Provide a high quality network of open spaces and community facilities.
- 3.2.6.4 Objective: Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design.

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
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<p>All policies under this goal</p>	<p>Environmental Promotion of higher or mixed densities in some locations may generate the potential to adversely impact on amenity values/character.</p> <p>Economic Promotion of better designed and more functional public open spaces leads to additional cost relative to more basic expectations. However, much of these costs which relate to reserve improvements can be recovered via development contributions.</p> <p>Social & Cultural None identified.</p>	<p>Environmental The provisions will help promote better amenity and quality in private and public spaces. Promotion of higher density housing in strategic locations can help to minimise urban sprawl and associated environmental costs.</p> <p>Economic Housing affordability has been identified as a major economic issue for the District. For example, this issue is highlighted in the Queenstown Housing Accord, and in the Council’s Economic Development Strategy 2015. A lack of affordable or mid range housing can impact on the ability of the District to attract and retain employees. More expensive housing also means that households have less disposable income to save / invest or spend in the local economy, and this is exacerbated in the District where costs of living beyond housing is generally high.</p> <p>These issues also impact on the extent to which New Zealanders from other parts of the country may consider employment opportunities in the District (cost of living issues may be less paramount for transient residents from overseas as opposed to New Zealanders who may consider settling in the District as a permanent option)</p> <p>The New Zealand Productivity Commission in its recent housing inquiries has also reiterated the economic costs and risks of unaffordable housing, and also clearly highlighted the impact that planning can create in terms of supply and affordability. .</p> <p>The issue is not just around affordability, but also availability, and a relative lack of diversity in housing to response to change needs.</p> <p>The proposed provisions provide the platform to</p>	
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		<p>address all of these issues.</p> <p>Social & Cultural A lack of affordable housing can generate significantly adverse social costs, such as contributing to greater prevalence of overcrowding in housing. Poor tenure security for renters is also an issue, as regular moves are costly and can also be socially destabilising.</p> <p>The proposed provisions provide the platform to address all of these issues</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives: None identified.</p>			

<p><u>Goal: Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.</u></p> <p><u>3.2.7.1 Objective - Protect Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.</u></p> <p><u>3.2.7.2 Objective – Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation.</u></p>			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
N/A	N/A	N/A	N/A
<p>Alternative options considered less appropriate to achieve the relevant objectives:</p>			
Option 1: Apply more policies	<ul style="list-style-type: none"> The Tangata Whenua chapter sits at the same strategic level as the Strategic Directions chapter and it is considered unnecessary to replicate some of the provisions that are provided in that chapter 		

8. The Risk of acting or not acting

Population and economic growth projections provide a strong basis for the proposed approach. Although the projections are considered robust and sound, there is never certainty associated with projections, and population and economic growth scenarios can be disrupted by a wide range of domestic or international events.

The risk of acting by establishing more enabling provisions that respond to this projected growth within UGBs is that, for whatever reason/s, actual growth falls well short of projections. This would mean that a higher intensity of development may have occurred on certain sites or locations than might otherwise be needed. However, it is known that regardless of ultimate population and tourism growth over the next 30 years, hotel developments in particular require greater building height opportunity to be feasible. If growth is far less than projected, development will simply not occur in response to the potential enabled by the District Plan. Therefore, the risk of acting is considered fairly limited, may amount to some relatively limited impacts on amenity, which should not be excessive given the checks and balances provided by the proposed provisions.

The risk of not acting, by retaining or largely retaining the Operative District Plan approach, is that in the event that the projections are realised, or even realised to say 60-70%, the housing issues and visitor accommodation needs of the District will not be met, economic potential will be under-realised, and there will likely be flow on social and economic effects.

There is a risk in acting to apply UGBs. In the event that growth is even higher than forecast, and Operative and Proposed residential and mixed use zones do not adequately respond to demand, then rent and house prices may increase, with social and economic consequences. This risk is considered to be of relatively low probability, however, given that the District Plan Review has been based on relatively bullish growth expectations, and a number of “upzonings” are proposed to help improve the viability of urban intensification.

In addition, the opportunity exists for UGBs to be reviewed in the future if it is evident through monitoring that UGBs are having a significant impact on housing supply and costs.

The risk of not acting by not applying UGBs is that there may be less of a strategic growth management basis to avoid or minimise new greenfield residential zones in rural areas.

Overall the risk of not acting is considered significantly higher than the risk of acting.

References

A number of technical reports and assessments have informed the development of the objectives and policies. These reports and assessments are linked below:

- A number of District Plan Monitoring reports - [link](#)
- ‘Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy’ prepared by McDermott Miller Strategies Limited, 15 November 2013 - [link](#)
- A peer review of the McDermott Miller Strategies Limited report by Dr Phil McDermott - [link](#)
- Various Council Strategies and Publications, including the following referenced documents: Growth Management Strategy, Economic Development Strategy 2015, QLDC Growth Options Study 2014, - [link](#)
- Wanaka Structure Plan - [link](#)
- Shaping our Futures ‘Visitor Industry Task Force’ Report 2014 - [link](#)
- A number of reports prepared by Insight Economics in relation to population projections, housing demand and supply
- Assessments of landscape lines and peer reviews



Section 32 Evaluation Report

Urban Development

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Section 32 Evaluation Report: Urban Development

1. Introduction

Section 32 of the *Resource Management Act 1991* (the Act) requires plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk (MFE, 2014). Accordingly, this report provides an analysis of the key issues, objectives and policy response to be incorporated within the QLDC District Plan Review for the Urban Development chapter (Chapter 4 of the Proposed District Plan); and outlines the decision making process which has been undertaken by Council.

The Urban Development Chapter will be positioned within the strategic hierarchy of the Proposed District Plan (Part 2); and as such, forms part of the high level strategic intentions of the Proposed District Plan as a whole. The Urban Development Chapter (Chapter 4) sits alongside Strategic Direction (Chapter 3), and has been developed to support Goal 3.2.2 of Strategic Direction (*Strategic and integrated management of urban growth*) by providing more targeted provisions for the strategic management of growth. This recognises Urban Development as a key strategic issue in its own right, and accordingly the provisions of the Urban Development Chapter have been taken into account when formulating the provisions of other chapters.

Section 32(1)(a) of the Act requires that a Section 32 evaluation report must examine the extent to which the proposed District Plan provisions are the most appropriate way to achieve the purpose of the Act (Part 2 - Purpose and principles). Accordingly, this report provides the following:

- An overview of the applicable **Statutory Policy Context**
- Description of the **Non-Statutory Context** (strategies, studies and plans) which inform proposed provisions
- Description of the **Resource Management Issues** which provide the driver for proposed provisions
- An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act
- Consideration of **Risk**

2. Statutory Policy context

2.1 Resource Management Act 1991

The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources. The

Queenstown Lakes District is one of the fastest growing areas in New Zealand. Recent estimates predict that the District will continue to experience significant population growth over the coming years. A strategic policy approach is essential to manage future growth pressures in a logical and coordinated manner to avoid the adverse effects of ad hoc and sprawling urban settlements.

The Urban Growth Management chapter establishes the principles for managing future urban growth within the District which is experiencing significant population growth. By this means, the provisions will serve to sustain the potential of natural and physical resources, and avoid, remedy or mitigate potential adverse effects on the environment.

Section 31 of the Act outlines the function of a territorial authority in giving effect to the purpose of the Act:

31 Functions of territorial authorities under this Act

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district

Section 31 provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of development. With regard to urban growth management, the provisions outlined in this report have been developed in accordance with QLDC's function under Section 31 to manage the potential adverse effects of urban development on the Districts natural amenity, rural landscapes and infrastructure in an integrated manner. Providing direction around urban growth management, to ensure alignment with transport and infrastructure considerations, represents an integrated management approach.

Consistent with the intent of Section 31, the proposed provisions enable an integrated approach to the multiple effects associated with urban development, and integrated mechanisms for addressing these effects through the hierarchy of the District Plan. Section 31 reinforces the proposed multi-faceted approach to urban development, which is based upon the establishment of defined urban limits, integrating land use and infrastructure, and promoting density in strategic locations.

2.2 Local Government Act 2002

Sections 14(c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

“(c) when making a decision, a local authority should take account of—

(i) the diversity of the community, and the community's interests, within its district or region; and

(ii) the interests of future as well as current communities; and

(iii) the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):

(g) a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and

(h) in taking a sustainable development approach, a local authority should take into account—

(i) the social, economic, and cultural interests of people and communities; and

(ii) the need to maintain and enhance the quality of the environment; and

(iii) the reasonably foreseeable needs of future generations”.

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future

focussed policy approach, balanced with considering current needs and interests. The provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Section 14(g) is of relevance in so far as a planning approach emphasising urban intensification within defined urban boundaries, in areas well served by existing infrastructure, generally represents a more efficient and effective use of resources than a planning approach providing for more greenfield zoning and development.

2.3 Otago Regional Policy Statement 1998 (RPS, 1998)

Section 74 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The operative *Otago Regional Policy Statement 1998* (RPS, 1998), administered by the Otago Regional Council, is the relevant regional policy statement to be given effect to within the District Plan.

The operative RPS 1998 contains a number of objectives and policies that are relevant to this review, namely:

Matter	Objectives	Policies
To protect Otago’s outstanding natural features and landscapes from inappropriate subdivision, use and development	5.4.3	5.5.6
Sustainable land use and minimising the effects of development on the land and water	5.4.1	5.5.3 to 5.5.5
Ensuring the sustainable provision of water supply	6.4.1	6.5.5
To promote sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources.	9.4.1 to 9.4.3	9.5.1 to 9.5.5

The provisions of the Urban Development Chapter serve the intent of the objectives and policies listed above through ensuring urban development occurs in a way and at a rate which is consistent with anticipated demand. The provisions seek to move towards a more compact urban form, which is able to optimise the provision of public infrastructure and services, and minimises the encroachment of urban activities on the regions outstanding natural features.

2.4 Proposed Otago Regional Policy Statement

Section 74 of the Act requires that a District Plan must “have regard to” any proposed regional policy statement.

It is noted that the ORC is currently in the process of reviewing the RPS 1998. The first stage of the RPS review has already been undertaken and in May 2014 Otago Regional Council (ORC) published and consulted on the RPS ‘*Otago’s future: Issues and Options Document, 2014*’ (www.orc.govt.nz). The issues identified of particular relevance to the development of policies for the Urban Development Chapter in particular, included:

- **“Encouraging compact development:** *Poorly planned or scattered development leads to costly and less efficient urban services such as roads and water supply or health and education services, and can increase environmental effects”.*
- **“Having quality and choice:** *The quality of our built environment can affect our quality of life. Poorly planned settlements do not serve the interests of the community in the long term”.*

- **“Managing our infrastructure:** *We depend on reliable energy and water supplies, good quality roading, wastewater services and telecommunications...Development of these structures can be affected by sensitive development such as housing”.*

These issues are of relevance to urban development in that they reflect the symptomatic outcomes which can result from a lack of physical boundaries around urban settlements, and point to the need for a compact urban form.

An option suggested by ORC to facilitate a more compact urban form and more efficiently utilise infrastructure could be to *“prioritise development in locations where services and infrastructure already exist over those that require new or extended services and infrastructure”* and *“avoid any development that would impact negatively on the use of essential infrastructure”*. In providing an urban environment which is well planned and provides choice, the discussion document suggested to *“ensure new urban areas provide a range of housing choice, recreation and community facilities”*.

The Proposed RPS was released for formal public notification on the 23 May 2015, and contains the following objectives and policies relevant to the Urban Development framework:

Matter	Objectives	Policies
Otago’s significant and highly-valued natural resources are identified, and protected or enhanced	2.2	2.2.4
Good quality infrastructure and services meets community needs	3.4	3.4.1
Energy supplies to Otago’s communities are secure and sustainable	3.6	3.6.6
Urban areas are well designed, sustainable and reflect local character	3.7	3.7.1, 3.7.2
Urban growth is well designed and integrates effectively with adjoining urban and rural environments	3.8	3.8.1, 3.8.2, 3.8.3
Sufficient land is managed and protected for economic production	4.3	4.3.1

Urban Growth Boundaries are established by Policy 3.8.1 and 3.8.2 of the RPS as a method to control urban expansion in a strategic and coordinated way. The proposed Urban Development provisions have had regard to the Proposed RPS by more readily facilitating a compact and efficient urban form through the establishment of strategic objectives and policies to manage future growth pressures; and the establishment of Urban Growth Boundaries for areas experiencing growth pressures.

The Proposed RPS also identifies responsibilities and methods for establishing and implementing urban growth boundaries. For example, the RPS provides for the incorporation of urban growth boundaries within the RPS, and the staging of development within urban growth boundaries. It is noted that QLDC is currently in the process of preparing a submission on the Proposed RPS which differs on these matters, and therefore the Proposed District Plan is does not entirely reflect the Proposed RPS at this time. However the general growth management principles proposed by Chapter 4 of the Proposed District Plan are consistent with the direction of the RPS, and its high level goals to ensure that urban development does not materially impact on the qualities and features of the District’s natural environment that make it an attractive place to work, live and visit, and which contribute to its distinct and special character.

The Proposed RPS will be finalised following the completion of public notification, and hearings on submissions. Amendments to this evaluation may be required to accommodate any changes that may occur to the operative version of the RPS.

2.5 Queenstown Lakes District Council Operative District Plan

Urban growth is identified as a District Wide Issue under the operative District Plan. The provisions highlight the unique growth pressures experienced in the District, and the need to manage urban growth in a manner that avoids the adverse effects of development on natural and physical resources.

“4.9 Urban Growth

4.9.1 Introduction

The manner and rate in which urban growth occurs has a major bearing on resource use, social and economic well being and environmental quality. The District has faced major changes in the past as a result of cyclical urban growth pressures.

The District is a desirable place to live and work in, as witnessed by continued population growth. The people and communities who make up the District are facing new and different challenges. The fundamental consideration is to ensure continued growth is managed in a way which sustains the District's resources, character and amenities.

4.9.2 Issues

The Council can play an important role in the sustainable management of growth as it relates to other important District wide issues, including protection and enhancement of the landscape and avoiding the adverse effects of development on the natural and physical resources of the District. It is not possible to be precise about the level of growth to be planned for, but increased growth is anticipated in:

- i tourism and visitor numbers*
- ii hotels and visitor accommodation*
- iii housing demand*
- iv increased range and scale of retail activity*
- v increased demand for educational and recreational facilities such as schools.*

The District Plan anticipates that most of the growth will occur within the existing and proposed residential zoned areas. This growth will comprise both residential and visitor accommodation units. Urban growth will result in changes to the natural and built environment and has the potential to affect the character of the District in terms of its impact on landscape amenity, provision of infrastructure, and the social and economic well being of the community.

The principal issues identified are:

- (a) the management of urban growth in order to protect water resources and ground water recharge, safeguard the life supporting capacity of soils, wetlands and air, avoid natural hazards including sheer slopes and flood plains and protect and enhance landscape values and visual amenity.*
- (b) the lifestyle preferences of the District's present and future population.*
- (c) the effects of urban growth on the identity, cohesion, and economic and social well being of the existing residential, farming and settlement communities.*
- (d) the effects of expanding visitor accommodation development on the retention of residential housing and neighbourhoods.*
- (e) the provision of efficient public transport services for the benefit of both residents and visitors.*
- (f) how best to accommodate urban growth.*
- (g) the effect on energy use.*
- (h) the effect on access to facilities and services, i.e. health, education and shops.*

- (i) the effect on the major infrastructure resources such as the airports, sewerage, treatment works, landfills, recreation facilities.*
- (j) the needs of the takata whenua”.*

The above provisions, outline the issues relating to urban growth which warrant a policy response. The Operative District Plan further identifies potential implementation methods which may be used to address the above issues as:

“4.9.3 Objective 1 - Implementation Methods

i District Plan

- (a) Comprehensive policy and rules to ensure protection and enhancement of the District’s important natural resources and amenities.*
- (b) Identification of a pattern of land uses through zoning and policy supporting a strategy of urban consolidation.*
- (c) Subdivision and development policies which safeguard the life supporting capacity of the District’s soils and outstanding landscape areas.*
- (d) Residential and urban zones which protect the existing urban areas.*
- (e) To provide strong policy direction to ensure opportunities exist for new urban growth”.*

It is noted that District Wide Issues of the Operative District Plan are to be removed from the Proposed District Plan. Nonetheless, these operative provisions highlight the lineage of urban growth issues and the use of methods supporting urban consolidation; and as such have informed the provisions of the new Urban Development Chapter. The current Urban Development Chapter (Chapter 4) builds on the operative provisions, forming part of the Strategy of the Operative District Plan, and supports the implementation of Strategic Direction (Chapter 3).

The proposed provisions of the Urban Development Chapter are consistent with, and seek to advance the issues statement of the Operative District Plan by adopting further implementation methods (including Urban Growth Boundaries) to manage identified issues and consolidate urban development within defined limits. Consolidating the provisions into a standalone chapter within the strategic hierarchy of the Proposed District Plan (Part 2) also highlights Urban Development as a key resource management issue in its own right, and will therefore inform decision making at lower levels.

2.6 Plan Changes

A number of plan changes have been progressed by QLDC over many years to firstly, enable the use of urban growth boundaries as a method to manage growth, and subsequently, to establish boundaries for the Districts key urban centres experiencing the most growth pressures. A summary of these plan changes and their status is provided in the table below.

To date, the ability of Council to appropriately manage urban growth with any conviction has been limited by the absence of a firm policy approach, hindered by the significant delays of legal challenges. The current District Plan review seeks to formalise Urban Development provisions on a District wide level, and integrate the various plan changes to establish urban growth boundaries for Arrowtown, Wanaka and Queenstown.

<p><i>Plan Change 30 – Urban Boundary Framework</i></p>	<p>Plan Change 30 (Urban Boundary Framework) was notified in August 2009 and sought to formally establish a policy basis within the District Plan to manage the scale and location of urban growth on a District wide scale. Plan Change 30 introduced a new objective into the District Wide Issues of the District Plan (Objective 7 Sustainable Management of Development) and supporting policies which enabled the use of Urban Growth Boundaries as a tool to:</p> <ul style="list-style-type: none"> • Establish a Settlement Hierarchy • Provide a process for maintaining a long term land supply for urban growth • Prioritise urban development within Urban Boundaries • Promote effective urban design and integration of new urban growth areas • Establish criteria for defining Urban Boundaries • Provide a Definition of Urban Growth and Urban Zones <p>Plan Change 30 was notified alongside Plan Change 29 (the proposed Arrowtown Boundary), Plan Change 21 (the proposed Wakatipu Urban Growth Boundary), and Plan Change 20 (the proposed Wanaka Urban Boundary) which each sought to establish defined UGB's for the respective areas.</p> <p>Plan Change 30 was made operative in November 2010.</p>
<p><i>Plan Change 20 (Wanaka Urban Boundary) and Plan Change 21 (Wakatipu Urban Growth Boundary)</i></p>	<p>Plan Changes 20 and 21 also commenced in August 2009 and sought to establish defined UGB's for Wanaka and Wakatipu. These Plan Changes were subsequently put on hold until the current District Plan review.</p>
<p><i>Plan Change 29 – Arrowtown Urban Growth Boundary</i></p>	<p>Plan Change 29 was notified in August 2009 alongside Plan Change 20, 21 and 30 and sought to establish an urban growth boundary for Arrowtown, as facilitated by the outcomes of Plan Change 30. This plan change was progressed and was only recently made operative in May 2015 after numerous years of appeals in the Environment Court.</p>

2.7 QLDC Long Term (10 year) Plan (2015-2025) - Consultation Document

The 10 Year Plan (2015-2025) Consultation document highlights the significant growth pressures experienced in the District contributed by both residents and visitors, and identifies anticipated population growth to 2025. The 10 year plan is relevant to the development of policy for urban growth management as it provides the mechanism for funding allocation and expenditure, in line with the expectations of the community. In order to ensure that development and infrastructure programmes are effectively integrated there is a need to ensure that there is co-ordination between the LTP and District Plan.

The implementation of a clear direction for urban growth, and particularly the formalisation of urban growth boundaries, will ensure that the Councils priorities can be better integrated with the District Plan direction.

3. Non statutory policy context

The following non-statutory documents have been considered in identifying the resource management issues relating to urban growth management:

Community Plans

- 'Tomorrows Queenstown' Community Plan (2002)

- Urban Design Strategy (2009)
- 'Wanaka 2020' Community Plan (2002)
- 'Wanaka Structure Plan' (2007)
- Arrowtown Community Plan (2002)

Strategies

- Queenstown and Wanaka Growth Management Options Study (2004),
- A Growth Management Strategy for the Queenstown Lakes District (2007)
- Economic Development Strategy (2015)
- Wakatipu Transportation Strategy (2007)
- Wanaka Transportation and Parking Strategy (2008)
- Queenstown Town Centre Draft Transport Strategy (Consultation Document 2015)

Studies

- Shaping our Future 'Visitor Industry Task Force' report 2014
- Medium to High Density Housing Study: Stage 1a – Review of Background Data (Insight Economics, 2014)
- Medium to High Density Housing Study: Stage 1b – Dwelling Capacity Model Review (Insight Economics, 2014)
- Brief Analysis of Options for Reducing Speculative Land Banking (Insight Economics, 2014)
- Analysis of Visitor Accommodation projections (Insight Economics, 2015)
- QLDC Growth Options Study, 2004
- QLDC Growth Management Strategy, 2007

Other relevant sources

- 'Does Density Matter – The role of density in creating walkable neighbourhoods', discussion paper by the National Heart Foundation of Australia
- The New Zealand Productivity Commission's Inquiry into the supply of land for housing 2014
- The New Zealand Productivity Commission's Housing Affordability Inquiry, 2012
- Using Land for Housing – Draft Report, New Zealand Productivity Commission, 2015
- *Cities Matter - Evidence-based commentary on urban development (2015)*, Phil McDermott, <http://cities-matter.blogspot.co.nz/>
- Shaping our Future: Energy Futures Taskforce Report 2014
- Shaping our Future 'Visitor Industry Task Force' report 2014
- Queenstown Airport Monthly Passenger Statistics (available at www.queenstownairport.co.nz)
- New Zealand Tourism Forecasts 2015-2021, Ministry of Business, Innovation and Employment, May 2015
- Queenstown, Dunedin and Wanaka Market Review and Outlook 2015, Colliers International
- Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development, Smart Growth America, 2013.
- Density, the Sustainability Multiplier: Some Myths and Truths with Application to Perth, Australia, Newman, P. 2014

4. Resource Management Issues

4.1 Overview

The community's desire for a strategic approach to the management of urban growth has been articulated over more than a decade, from the development of small community plans, to the *Queenstown and Wanaka Growth Management Options Study (2004)*, and the subsequent *Growth Management Strategy (2007)*. The consistent message through each of these documents is a concern regarding the relatively unplanned growth of urban areas, and the desire to contain urban growth for the Districts key urban areas

(Queenstown, Wanaka and Arrowtown) within defined limits. Acting on this mandate from the community, QLDC has commenced a number of plan changes over recent years seeking to establish urban growth boundaries for these areas.

The current District Plan review seeks to formalise objectives and policies for Urban Development on a District wide level, and integrate the intentions of the various plan changes to establish urban growth boundaries for Arrowtown, Wanaka and Queenstown. The Urban Development Chapter (Chapter 4) sets Councils clear direction for the location and form of future urban growth; based on the principles of urban containment which has its basis within the Proposed RPS, the Operative District Plan (Section 4.9.3 Objective 1 - Implementation Methods) and various Community Plans and Council strategies.

The key issues of relevance to the Urban Development Chapter are:

Issue 1 - Pressure for urban growth is predicted to continue

Issue 2 - Occurrence of resource consents and plan changes for intensive forms of subdivision in the Rural General and Rural Living areas

Issue 3 – Reducing the environmental impacts of urban development

Issue 4 – A compact urban form

Issue 5 - Better coordination of infrastructure and services and forward planning

Each of these issues is discussed in further detail below.

Issue 1 – Pressure for urban growth is predicted to continue

The Queenstown Lakes District is one of the fastest growing areas in New Zealand. There is ongoing pressure for more housing, business and commercial development within the District. The District also supports around \$1 million visitors per year¹, and the demand for visitor accommodation and services is also predicted to increase considerably. Urban growth must be managed within the context of protecting the significant natural landscapes and amenities for which the population depends upon for social and economic wellbeing.

Between 1991 and 2002 the resident population doubled across the District, and at this time, it was predicted under a high growth scenario, that the population might reach 29,000 to 30,000 people by 2021². Between 2001 and 2006, the QLDC Growth Management Strategy (2007) noted that the Queenstown Lakes District area was the fastest growing area in New Zealand, and experienced population growth of 30% over this period. In 2006, the resident population was 22,956 (www.stats.govt.nz), and predictions were for the resident population of Queenstown/Wakatipu to reach over 32,000 by 2026³.

Now, in 2015, the LTCCP (2015 to 2025) identifies a resident population of 30,700. This highlights firstly, that growth has already surpassed 2004 'high growth' predictions² (of 30,000 people by 2012), and is close to achieving 2006 predictions (of 32,000 by 2026) – some 10 years earlier than predicted. Alongside (and inherently linked to) growth in resident population, the District has also experienced considerable growth in tourism (LTCCP 2015-2025).

Between 2013 and 2015, the Council has commissioned a number of growth studies. Most recently, Insight Economics has undertaken a review of previous studies and predictions, and developed a fresh set of population predictions for the Queenstown Lakes District⁴. Insight Economics report indicates that between 2006 and 2013, the District again experienced growth in excess of national averages, with the highest

¹ Shaping Our Futures 'Visitor Industry Task Force' Report 2014

² QLDC Growth Options Study, 2004

³ QLDC Growth Management Strategy, 2007

⁴ Insight Economics. Medium to High Density Housing Study: Stage 1a – Review of Background Data (2014)

recorded growth in Wanaka of 3.7% per annum (compared to a national average of 0.7%). Following a review of background data, and considering likely scenarios influencing growth, Insight Economics predicted population growth of 3.4% per annum to 2031 (representing a possible increase in population to 55,000 by 2031) and concludes “...that the district will continue to experience high population growth and...demand for new dwellings will also be strong.”

Tourism growth supported by the Districts natural amenities will continue to play a dominant part in the local economy, and will have a direct effect on the associated resident population growth and amenities enjoyed by the local community. A recent market report prepared by Colliers acknowledges that:

“Increasing visitor numbers continue to be one of the biggest forces behind the demand for residential and commercial property in Queenstown. The ongoing tourism boom is creating significant positive sentiment about the region’s economy, stimulating development, construction and investment activity”⁵

The tourism industry has experienced strong growth over recent years, with commercial accommodation nights and length of stay consistently exceeding national averages. The latest national tourism forecasts prepared by the Ministry of Economic Development predict growth in total visitor numbers of 4 per cent a year reaching 3.8 million visitors in 2021 from 2.9 million in 2014⁶. There is currently a lack of tourism information available to translate these forecasts to sub-national projections. However, the recent growth in visitor numbers is evident by Queenstown Airport arrivals information which identifies an increase in annual passenger numbers by 10.4% over the period from March 2014 to March 2015⁷.

Locally, the QLDC LTCCP (2015-2025) indicates a peak population (inclusive of tourism) in 2015 of 96,500, which is predicted to increase by almost 20% to 115,500 people by 2025. A recent study undertaken by Insight Economics⁸ predicts that total guest nights will continue to exceed the national average, increasing from a current value of 3.6 million per annum, to 6.9 million per annum in 2031 (based on a medium growth scenario). A number of proposed major projects, such as the airport expansion to cater for night flights and potential convention centres, if realised, will have a direct influence on the level of tourism growth, and figures may in fact exceed medium growth scenarios. The District depends heavily on tourism growth and solutions to achieve increased capacity are necessary to cater for anticipated levels of growth.

Proposed solutions for the management of urban growth are based on the premise that it is not the role of the RMA or the Proposed District Plan to restrict growth, but rather to manage the effects of such growth to meet the foreseeable needs of the community. Instead of being reactive, a strategic approach is necessary to manage the form and location of development in a sustainable manner. In the past some urban growth has occurred randomly and there has also been pressure to expand around the edge of settlements. The provisions of the Urban Development Chapter will enable better management of the risk of urban sprawl through the enforcement of urban growth boundaries.

Issue 2 - Occurrence of resource consents and plan changes for intensive forms of subdivision in the Rural General and Rural Living areas

Urban growth boundaries have not been identified within the Operative District Plan until the recent adoption of the Arrowtown Urban Growth Boundary in May 2015. In the absence of defined boundaries, decision making has relied upon zoning to manage the location of development, however zoning alone does not indicate where longer term growth should be. As a result, various private plan changes have been implemented to subdivide rural land for more intensive residential density. The lack of defined boundaries for

⁵ Queenstown, Dunedin and Wanaka Market Review and Outlook 2015, Colliers International

⁶ New Zealand Tourism Forecasts 2015-2021, Ministry of Business, Innovation and Employment, May 2015

⁷ QAC Passenger Statistics, March 2015

⁸ Analysis of Visitor Accommodation projections, Insight Economics, 2015

key urban centres has resulted in a policy gap, whereby such proposals to subdivide rural land can be considered on their merits, giving rise to the potential for ad hoc or piece meal development.

The establishment of the Urban Development Chapter seeks to provide an additional policy layer, identifying the strategic objectives and policies for the management of growth across the District, and facilitating the containment of growth within defined limits. The establishment of defined urban boundaries provides the clear message that development outside these boundaries is not anticipated by the District Plan, providing the Council with greater control over proposed subdivision in rural zones which conflicts with these intentions.

Issue 3 – Reducing the environmental impacts of urban development

The environment is revered nationally and internationally and is considered by residents as the District's single biggest asset⁹. The natural environment underpins recreational and tourism industries and is a significant contributing factor to economic and population growth within the District. In addition, rural landscapes within the District are valued by the community in maintaining 'openness'¹⁰, and play a significant role in defining the character of urban settlements and their entrance from rural land¹¹.

Continued growth in population and visitor numbers increases demand for land at ever increasing distances from town centres. A sprawling urban form places increased pressure on the Districts highly valued landscapes and features, and exacerbates the environmental effects associated with population growth. In the past, there has been pressure for greater supply of greenfield land at the periphery of urban areas. For example, the Hearings Panel that considered the QLDC's proposal to include an affordable and community housing policy in its District Plan concluded that in "*an approach of zoning considerably more land for housing would quite likely be contrary to Part 2 of the RMA*" (QLDC, 2008, p. 31). The Hearings Panel reached this conclusion because "[o]utstanding natural landscapes and features are notably present throughout the District"; and that "*sprawling, unconsolidated urban areas would seem inconsistent with the maintenance and enhancement of amenity values*" (QLDC, 2008, p. 19)¹².

To date, the absence of defined urban limits within the District Plan has resulted in sporadic developments encroaching into rural areas. The development of once rural areas also prompts the need for expansion of infrastructure networks, with associated capital expenditure and maintenance costs to Council and ratepayers. In addition, sprawling urban development exacerbates environmental effects associated with widening the footprint of development and reducing the efficiency of public utilities (such as water and wastewater treatment facilities) and waste management through increased energy costs and fossil fuel demands.

Conversely, a compact urban form that reduces reliance on the private vehicle; maximises use of public transport, walking and cycling; and improves the efficient operation of public utilities will reduce energy demand and minimise impacts to air quality. More intensive urban development can also help to minimise new housing and infrastructure development occurring in peri-urban locations which may be located within or close to sensitive environments.

Issue 4 – A compact urban form

Significant growth rates experienced in the Queenstown Lakes District results in ongoing pressure for the supply of greenfield land at the periphery of urban areas, leading to fragmented and disconnected settlements, and growing concern by the community at the lack of coordinated growth management.

⁹ QLDC Economic Development Strategy, 2015

¹⁰ The Arrowtown Plan, 6 March 2003

¹¹ Wanaka 2020, May 2002

¹² Using Land for Housing – Draft Report, New Zealand Productivity Commission, 2015.

The need for a compact urban form as a mechanism to manage growth, and achieve a more efficient and sustainable use of land has been articulated by the community for decades, beginning with the development of small community plans ('Wanaka 2020', Arrowtown Community Plan, 'Tomorrows Queenstown'). Each of these documents identifies the community's desire to contain urban growth within defined boundaries, and support increased density in appropriate locations to protect rural, heritage and natural amenity values.

Accordingly, in 2007, the Council commenced the development of the Growth Management Strategy (2007) (a non-statutory document) to guide community planning for future growth and development of the district. The strategy highlighted the need for consolidating development in higher density areas to support new growth; infrastructure to support high quality development in the right places; and good design to improve the quality of the environment.

The Growth Management Strategy resulted in the conclusion that growth should be located in the right places, with "*all settlements to be compact with distinct urban edges and defined urban growth boundaries*". To support a compact urban form, it was recognised that higher density residential areas should be realised close to main centres. Importantly, it also acknowledged that a compact urban form requires not only containment, but a managed approach to the mix and location of urban land uses enabled within defined boundaries.

Further streams of statutory and non-statutory forums involving community input have reinforced a compact urban form strategy:

<p><i>Wanaka Structure Plan Review (2007)</i></p>	<p>The original Wanaka Structure Plan, prepared in 2004, was subject to a comprehensive review in 2007. The Structure Plan was widely circulated for community input in August / September 2007.</p> <p>Three growth management responses were proposed in the Plan. Option 1 was to retain current development patterns, with a mix of infill and new greenfield growth. Option 2 was to accommodate all required development within existing zones. Option 3 (the preferred option) was a mixed approach, involving consolidation of development within defined urban limits, and encouraging medium density developments near retail nodes and centres.</p>
<p><i>Plan Change 30 – Urban Boundary Framework</i></p>	<p>Plan change 30 was notified in 2009 and made operative in 2012. It introduced the concept of urban growth boundaries as a strategic growth management tool into the District Plan.</p> <p>The Plan change sought that the majority of urban growth be concentrated in the urban areas of Queenstown and Wanaka, and it enabled the use of Urban Growth Boundaries 'to establish distinct and defensible urban edges'.</p> <p>Plan Change 30 was made operative in November 2010, introduced a new objective into the District Wide Issues of the District Plan (Objective 7 Sustainable Management of Development) and supporting policies which enabled the use of Urban Growth Boundaries.</p>
<p><i>Plan Change 20 (Wanaka Urban Boundary) and Plan Change 21 (Wakatipu Urban Growth Boundary)</i></p>	<p>These Council led plan changes were notified alongside Plan Change 30 in 2009, and sought to implement Plan Change 30 (and the outcomes of community plans) by establishing urban growth boundaries for Queenstown and Wanaka.</p> <p>Consultation and analysis on these proposed Plan Changes relating to urban growth boundaries for Queenstown and Wanaka occurred in 2007.</p> <p>These plan changes were subsequently abandoned, with a view to progressing these in the District Plan Review.</p>

Plan Change 29 – Arrowtown Urban Growth Boundary	Plan Change 29 was notified in 2009 and made operative in 2015. The plan change establishes an urban growth boundary for Arrowtown.
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It is evident that the issue of urban containment has been seen as the appropriate tool to manage growth pressures experienced at the three main centres of Queenstown, Arrowtown and Wanaka; and to protect the character for which each of these areas is recognised. A compact urban form can provide the following benefits:

- Coordinated delivery of infrastructure and services (refer further detail below)
- Provision for increased density, with associated benefits for:
 - Increasing the viability of public and active transport networks
 - Improving housing diversity and affordability
 - Improving social interaction
 - Reducing reliance on private motor vehicle and promotion of walking and cycling.

The Operative District Plan refers to the principles of urban containment as a District Wide Issue relating to Landscape and Visual Amenity (Section 4.2.5) and Urban Growth (Section 4.9). However these existing provisions do not carry sufficient weight without the establishment of urban boundaries. Therefore, seeking to add weight to this policy, Plan Change 30 (Urban Boundary Framework) was progressed, alongside Plan Change 29 (Arrowtown Boundary).

To date, the principles promoted by Plan Change 30 have been limited in application in the absence of defined urban growth boundaries being implemented for Arrowtown, Wanaka and Queenstown. The absence of defined boundaries has resulted in the occurrence of private plan change requests to subdivide land within the rural general zone, on occasions leading to poorly connected urban settlements and the ad hoc provision of water, wastewater and stormwater infrastructure with significant lifecycle costs.

Conversely, a growth management approach based around urban intensification is generally considered significantly more cost efficient than an approach based around sprawl. A number of studies support this notion. Studies from the United States of America have considered the financial costs of urban sprawl, and found that:

“Sprawl increases the distance between homes, businesses, services and jobs, which raises the cost of providing infrastructure and public services by at least 10% and up to 40%. The most sprawled American cities spend an average of \$750 on infrastructure per person each year, while the least sprawled cities spend close to \$500”¹³.

Furthermore, a comprehensive study from Smart Growth America in 2013 found that the upfront infrastructure development costs of ‘Smart Growth’ compared to conventional sprawling development reduces upfront infrastructure development costs by 38%¹⁴. This study cites a number of other studies supporting this notion. There is also a large body of research from Australia supporting these findings.

The ability of Council to appropriately manage urban growth with any conviction has been limited by the absence of a firm policy approach, hindered by the significant delays of legal challenges associated with Plan Change 29 and 30.

¹³ Analysis of Public Policies that Unintentionally Encourage and Subsidize Sprawl, The New Climate Economy, <http://newclimateeconomy.net/content/release-urban-sprawl-costs-us-economy-more-1-trillion-year>

¹⁴ Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development, Smart Growth America, 2013.

The establishment of Urban Growth Boundaries and the development of unambiguous objectives and policies will help to provide certainty as to where urban development should take place, including future growth and expansion. UGB's can enable provision to be made to achieve effectively designed urban edges that respond to the characteristics of local areas. It is however recognised that UGB's are only one of the tools necessary to manage urban growth, and that UGB's must be supported by an overall policy framework which enables the right type of development to occur within defined boundaries. In particular, enabling higher density in appropriate locations is central to the achievement of an efficient urban form, and the viability of strategic objectives and policies for managing growth.

It is acknowledged that the imposition of urban growth boundaries has the potential to result in adverse effects to housing affordability, if not combined with a suitably enabling framework that enables increased density within these boundaries. The New Zealand Productivity Commission notes that:

Whatever the case for their existence, considerable evidence shows that binding urban growth boundaries have major effects on new housing supply across cities and on housing prices (Malpezzi, et al, referenced in 'Using Land for Housing').

Whilst urban growth boundaries may be perceived to affect property values, similar effects on house prices are also expected when comparing the change between urban and rural zonings. To mitigate potential adverse effects on property values, it is necessary that areas within urban growth boundaries have sufficient opportunity for redevelopment via both greenfield and infill development. Therefore, enabling increased density within urban areas is essential to the successful functioning of a compact urban form; and forms part of the strategic housing approach sought by the Proposed District Plan. To achieve this, the District Plan must also liberalise current regulation which unnecessarily hinders increased density development.

The current District Plan review has sought to remove or liberalise operative provisions which were restricting housing development, and to simplify and streamline the development process. This is achieved through an integrated growth management framework, which is replicated throughout the District Plan, beginning from the Strategic Direction and Urban Development Chapter at the top hierarchy of the Proposed District Plan, through to the provisions of individual zones. In particular, the provisions of the residential zones have been formulated to support increased density and to provide greater scope for housing development to occur without the need for resource consent.

Additionally, the scale and location of urban growth boundaries has been determined to provide sufficient land for future growth either through greenfield subdivision, infill housing or brownfield development. In Queenstown, considerable land supply remains within approved developments which have either not yet started or are not yet fully implemented, such as Jacks Point, Hanley Downs, Shotover Country, Remarkables Park and Frankton Flats. In Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the new Large Lot Residential Zone. For Arrowtown, it is noted that the need for housing has been balanced with objectives to protect character and heritage. As a result, there are limited greenfield opportunities within the boundary, however, increased density and scope for infill development is enabled through the proposed provisions of the Medium Density and Low Density residential zones.

It is also expected that the location of urban growth boundaries would be monitored and potentially revised over time, if necessary, to ensure they remain consistent with community needs.

Issue 5 - Better coordination of infrastructure and services and forward planning

In the past, the lack of strategic guidance within the Operative District Plan about where future development should be located has resulted in a number of subdivisions and commercial developments occurring in isolation, with little consideration to the impact on urban land use. This disconnected development pattern

has considerable impacts to costs associated with infrastructure provision, particularly where such settlements occur at increasing distances from a town centre.

Studies from the United States of America have considered the financial costs of urban sprawl, and found that:

“Sprawl increases the distance between homes, businesses, services and jobs, which raises the cost of providing infrastructure and public services by at least 10% and up to 40%. The most sprawled American cities spend an average of \$750 on infrastructure per person each year, while the least sprawled cities spend close to \$500”¹⁵.

Furthermore, a comprehensive study from Smart Growth America in 2013 found that the upfront infrastructure development costs of ‘Smart Growth’ compared to conventional sprawling development reduces upfront infrastructure development costs by 38%¹⁶. This study cites a number of other studies supporting this notion. There is also a large body of research from Australia supporting these findings.

Conversely, a growth management approach based around urban intensification is generally considered significantly more cost efficient than an approach based around sprawl.

In order to ensure that development and infrastructure programmes are effectively integrated there is a need to ensure that there is co-ordination between the LTP and the District Plan. The establishment of urban boundaries and supporting policies will enable forward planning for infrastructure within defined limits; and provide the Council with greater control over development proposals with long term maintenance liability to the community.

Issue 6: The management of land use within defined urban limits

Whilst the establishment of defined urban growth boundaries seeks to achieve intensification and density within these boundaries, it is also recognised that not all land within the boundaries will be suitable for urban development. For example, existing urban settlements within the District are subject to a range of natural hazards. There is a need to recognise the existence of these hazards when undertaking development within existing settlements and, in some cases, if the natural hazard risk is significant then development may not be possible. Other land which may be inappropriate for development includes land with particular environmental, amenity or cultural values; as well as land designated for parks and reserves.

The Queenstown Airport is also located within the proposed urban growth boundary for Queenstown. A private plan change by the Queenstown Airport is currently progressing (Plan Change 35) and seeks to establish provisions within the District Plan for the management of urban growth in proximity to the airport - recognising proposals by the Airport to increase capacity which will extend the airport noise boundaries. Whilst not yet operative, the progression of Plan Change 35 through the Environment Court has resulted in the establishment of district wide objectives and policies for the management of land use within (the revised) airport noise boundaries. Such provisions include the prohibition of Activities Sensitive to Aircraft Noise (ASAN) within some zones, and within others, the need for sound insulation and/or mechanical ventilation. Therefore, although the airport is located within the proposed Queenstown Urban Growth Boundary, the nature of land use within proximity to the airport will be managed through the provisions and rules of individual zones to protect the airport from reverse sensitivity effects; and also to protect the amenity of sensitive uses in this area. At a strategic level, it is necessary to recognise these provisions which will impact on the allocation and use of land for urban development surrounding the airport.

¹⁵ Analysis of Public Policies that Unintentionally Encourage and Subsidize Sprawl, The New Climate Economy, <http://newclimateeconomy.net/content/release-urban-sprawl-costs-us-economy-more-1-trillion-year>

¹⁶ Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development, Smart Growth America, 2013.

Accordingly, it is acknowledged that urban growth boundaries are not intended to indicate that all land within the boundaries is suitable for the full range of urban uses. Site specific assessment will still be necessary in accordance with the provisions of individual zones and other district wide matters.

4.2 Summary and outcomes

The identification and analysis of issues relevant to urban development has helped define how section 5 of the RMA should be expressed in the context of the Queenstown Lakes District. This has informed determination of the most appropriate objectives to give effect to section 5 of the RMA in light of the issues. The appropriateness of potential objectives cannot be assessed without due consideration to the issues that frame what sustainable management means for the district at this point in time and into the future.

The formulation of the Urban Development Chapter, and the associated objectives and policies has been developed following consideration of the significant growth pressures currently faced within the District and the potential risks associated with uncontrolled or piecemeal urban growth into the future. The provisions have been developed on the premise that the District is going to grow, and it is not the role of the RMA to limit growth, but rather to manage its form and location to promote the sustainable management of natural and physical resources.

For example, without the issue context of high growth pressures, alternative objectives may have been recommended that place increased reliance on the market to determine the location and form of future growth. In this situation, there may not be a need for the Urban Development Chapter, nor urban growth boundaries. However, growth is a cyclical issue experienced within the District which is influenced by a range of national and global economic factors. A reactive growth management approach would be detrimental to sustainable management principles, and takes only a short term view of the issue. Additionally, this would not act on the consistent message expressed by the community that physical boundaries are necessary to protect character and heritage. Therefore whilst the rate and significance of growth varies over time, the Proposed District Plan is forward looking, and must address the foreseeable needs of current and future communities; and the principles of sustainable management in the context of urban development.

5. Evaluation

5.1 Purpose and options

In serving the function of a territorial authority provided by Section 31(1) of the Act, the Urban Development Chapter has the purpose to implement policy and tools to manage the effects of urban growth. The provisions form part of the overarching strategic hierarchy of the proposed District Plan (Part 2), which governs the high level intentions for resource management and informs the policy direction down to the zone and activity level of the District Plan.

Overall, the provisions seek to:

- provide the strategic framework to manage the form and location of future growth
- promote a compact, well designed and integrated urban form
- to ensure the efficient provision of infrastructure
- to protect the District's rural landscapes from sporadic and sprawling development
- to protect the encroachment of urban development on sensitive environments
- establish Urban Growth Boundaries for areas subject to growth pressures (Queenstown, Wanaka and Arrowtown) as the method to provide for the coordinated management of growth

Whilst the Operative District Plan shares many of these objectives, there is poor translation of these objectives into regulation that carries sufficient weight to deliver the outcomes sought. In particular, control over sporadic growth has been limited by the lack of defined urban growth boundaries.

5.2 Considerations in determining Urban Growth Boundaries:

The outcomes of community plans and growth management strategies have been particularly instrumental in providing the basis for the inclusion of a formal growth management response within the Proposed District Plan, and the determination of the form and location of urban growth boundaries. The *'Growth Management Strategy for the Queenstown Lakes District (2007)* identified the following guiding principles for urban growth boundaries:

- “Growth is to be accommodated mainly in the two urban centres (Queenstown/ Frankton and Wanaka), and existing special zones outside of these centres.
- Settlements in the Wakatipu Basin (Arthurs Point, Arrowtown, Lake Hayes Estate and Jacks Point) are not to expand beyond their current planned boundaries. Further development and redevelopment within current boundaries is encouraged where this adds to housing choices and helps to support additional local services in these settlements” (page 11).

The strategy also identified preliminary urban growth boundaries for Queenstown and Wanaka, which stem from *Tomorrow's Queenstown 2002* and the draft *Wanaka Structure Plan*.

Queenstown

In Queenstown, the urban edge was defined to the west by Fernhill, to the east by the Shotover River, and to the south by the southern edge of Jacks Point (Refer Appendix Four and Figure 1 below).

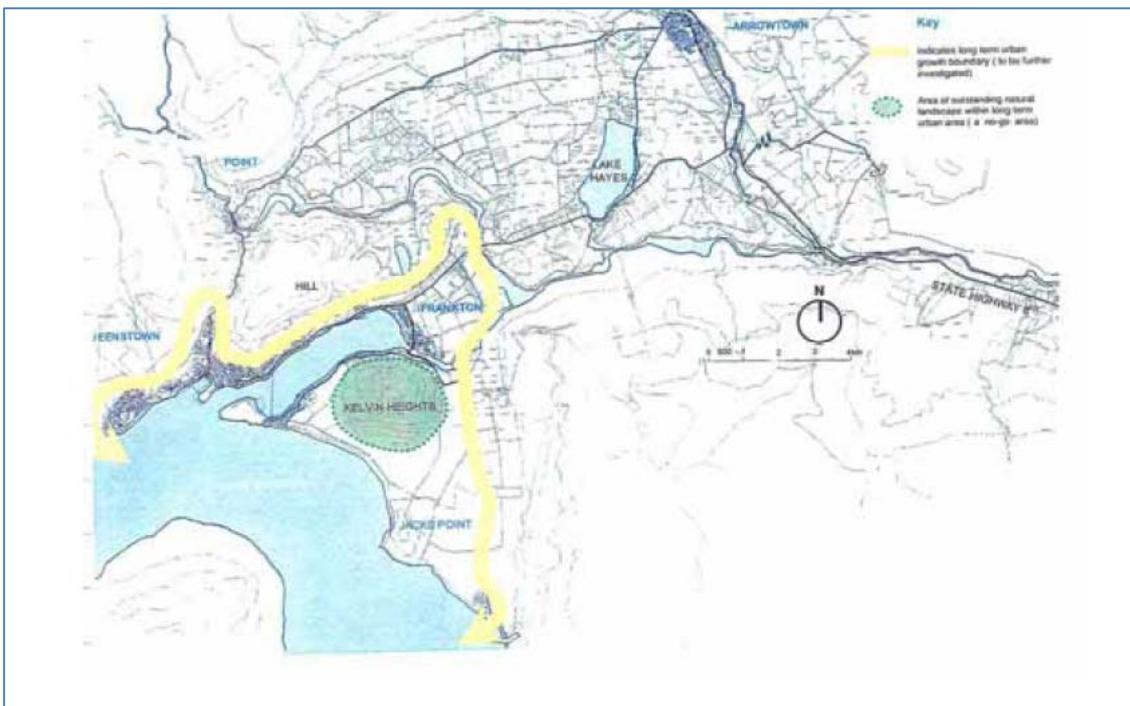


Figure 1 Growth Concept – Long Term Growth Boundary (Tomorrow's Queenstown 2002; Growth Management Strategy for the Queenstown Lakes District 2007)

Since this time, the advancement of private plan changes for greenfield subdivisions (such as Lake Hayes Estate, Quail Rise and Shotover Country) has further expanded this urban edge. Such developments have occurred as a response to growth pressures and their sprawling pattern is partially a product of a lack of a formalised growth management approach within the District Plan. Given the now established nature of these settlements, and integration with infrastructure and services (including schools, commercial centres (eg Five Mile), public transport routes and utilities) it is considered appropriate that these areas be included within the Queenstown Urban Growth Boundary. Accordingly, the Queenstown Urban Growth Boundary proposed within Chapter 4 is generally consistent with that presented by the Growth Management Strategy, however

now also reflects the boundaries of existing urban settlements which currently exist. Further expansion outside of these boundaries and further east is currently not anticipated. Within the boundary, considerable land supply remains within approved developments which have either not yet started or are not yet fully implemented, such as Jacks Point, Henley Downs, Shotover Country, Remarkables Park and Frankton Flats.

Wanaka

For Wanaka, the Draft Wanaka Structure Plan identified both an inner and an outer growth boundary (Refer Figure 2). These boundaries were subsequently reviewed and refined within the Wanaka Structure Plan Review 2007 (Refer Figure 3).



Figure 2 Wanaka Inner and Outer Urban Growth Boundaries (Draft Wanaka Structure Plan 2004; Growth Management Strategy for the Queenstown Lakes District 2007)

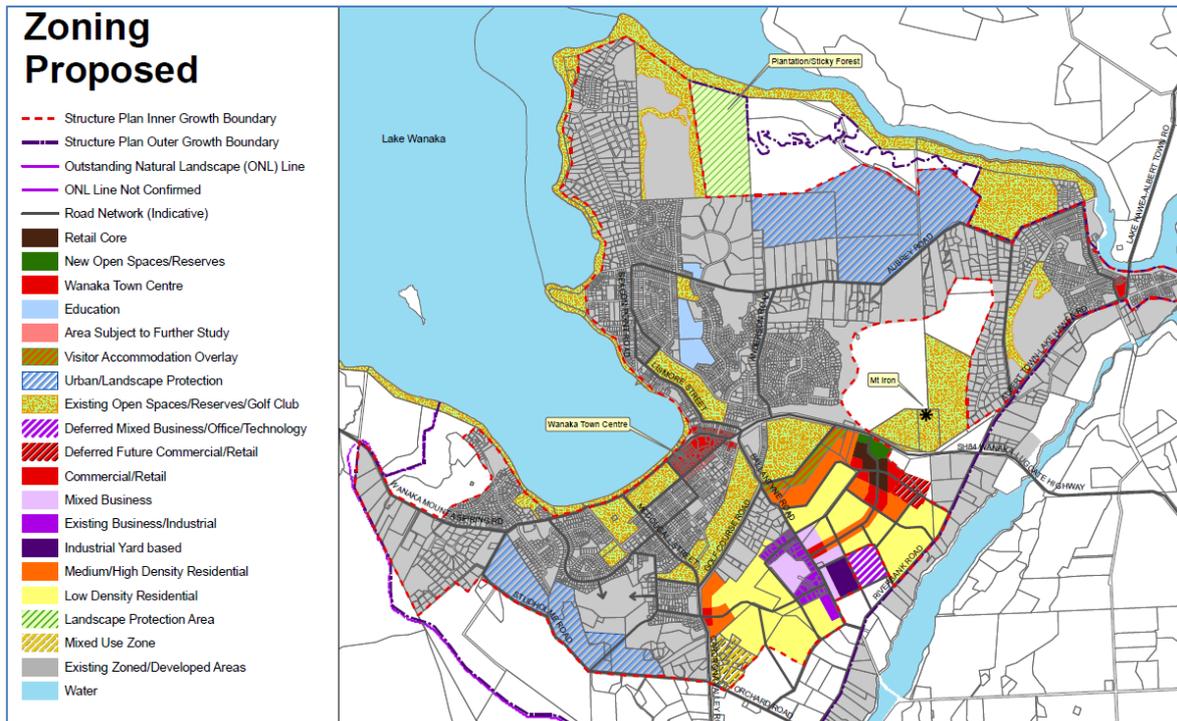


Figure 3 Wanaka Structure Plan Review 2007 – Proposed Zoning

In general, the urban edge in Wanaka is defined by the physical boundaries of the Cardrona and Clutha Rivers, and limited to the west by outstanding natural landscapes. The Wanaka Urban Growth Boundary currently proposed also stems from the Growth Management Strategy and previous structure plans, however with some refinements. Firstly, an outer growth boundary has not been reflected in the Proposed District Plan. This is due to the effect of outer growth boundaries potentially creating development expectations earlier than anticipated, and watering down the effects of the inner growth boundary. The location of the growth boundary as currently proposed is considered to provide sufficient opportunities for both greenfield and infill development to meet future demand. In particular, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as remaining greenfield land within the Proposed Large Lot Residential Zone.

Arrowtown

An urban growth boundary was not identified for Arrowtown within the 2007 Growth Management Strategy, however it was noted that the settlement should not expand beyond its current boundary. The Arrowtown Urban Growth Boundary therefore has its foundation in *The Arrowtown Plan (2003)* and the recent outcomes of Plan Change 21. The Proposed Arrowtown Urban Growth Boundary is therefore consistent with the findings of Plan Change 21. It is noted that the need for housing has been balanced with objectives to protect character, landscape values and heritage. As a result, the boundary is limited to the extent of existing zoning (with the inclusion of Arrowtown South Special Zone) and as such there are limited greenfield opportunities. However, increased density and scope for infill development is enabled through the proposed provisions of the Medium Density and Low Density residential zones. This is consistent with the outcomes of *The Arrowtown Plan (2003)* which states:

“Because it was confirmed that the current boundaries should be retained, the ability to absorb future development within the current zones needs to be considered. The purpose of providing for infill would be to enable future development, particularly for elderly, while retaining the character of the residential zone” (Arrowtown Workshop. Part Two: The Arrowtown Plan, 2003).

It is also expected that the location of urban growth boundaries would be monitored and potentially revised over time, if necessary, to ensure they remain consistent with community needs.

Further location specific analysis of the costs and benefits of urban growth boundaries is provided in Section 8.

Strategic Direction

The following goals and objectives from the Strategic Direction chapter of the draft District Plan are relevant to this assessment:

Goal 3.2.2 Strategic and integrated management of urban growth

Objective: Ensure urban development occurs in a logical manner:

- *to promote a compact, well designed and integrated urban form;*
- *to manage the cost of Council infrastructure; and*
- *to protect the District's rural landscapes from sporadic and sprawling development*

Objective: Manage development in areas affected by natural hazards

Goal 3.2.3 A quality built environment taking into account the character of individual communities

Objective: Achieve a built environment that ensures our urban areas are desirable places to live, work and play

Goal 3.2.4: The protection of our natural environment and ecosystems

Objective: Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.

Objective: Respond positively to climate change

Goal 3.2.5: Our distinctive landscapes are protected from inappropriate development

Objective: Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

Objective: Direct new subdivision, use or development to occur in those areas that have potential to absorb change without detracting from landscape and visual amenity values

Objective: To recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained

3.2.6 Goal: To enable a safe and healthy community that is strong, diverse and inclusive for all people.

Objective: Provide access to housing that is more affordable

Objective: Ensure a mix of housing opportunities

Objective: Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design

In general terms and within the context of this review, these goals and objectives are met by:

- Establishing Urban Development as an standalone chapter which forms one of the four strategic matters at the highest policy level within the hierarchy of the District Plan, affording appropriate control in decision making
- Establishing policy to ensure urban development occurs within urban growth boundaries and is avoided outside of urban growth boundaries
- The establishment of urban growth boundaries as the tool to manage the potential adverse effects of urban growth on:
 - the natural environment and ecosystems
 - distinctive landscapes
 - rural amenity and productivity
 - heritage, character and amenity
 - sustainability
- Policies and objectives which promoting a compact urban form and higher density to ensure a mix of housing opportunities, improving affordability and maximising opportunities to create safe and healthy communities. These objectives and policies have informed the specific provisions of individual zone chapters, and the integrated management of urban development throughout the District Plan.

Broad options considered to address issues

The following section considers various broad options considered to address the identified resource management issues, and makes recommendations as to the most appropriate course of action with regard to advancing the purpose of the Act in the context of urban development.

- ***Option 1: Retain the operative provisions***

Option 1 would involve retaining the operative objectives and policies relating to urban growth management, including applying only the recently confirmed urban growth boundary for Arrowtown.

- ***Option 2: (Recommend): Comprehensive review. Establish a new chapter (including drafting of new objectives and policies) within 'Part 2 – Strategic' focusing on urban development and formalising urban growth boundaries for Queenstown, Wanaka and Arrowtown.***

Option 2 raises Urban Development to the strategic hierarchy of the proposed District Plan (Part 2), and integrates the various policies in existence. This lifts this important resource management issue out of the array of other District Wide policies and objectives; and places it within an individual chapter at the top of the hierarchy of the Proposed District Plan. Urban growth boundaries would be established for Queenstown, Wanaka and Arrowtown to provide an additional method to assist in the management of growth in line with strategic objectives.

- ***Option 3: Retain urban growth management policy but remove urban growth boundaries all together***

Option 3 involves retaining urban development policy but removing urban growth boundaries as an implementation method. This approach would result in the market having greater control over the location and form of growth.

The table below provides an assessment of the costs and benefits associated with the three options above.

Option 1: Retain the operative provisions

Option 2: (Recommended): Comprehensive review. Establish a new chapter (including drafting of new objectives and policies) within 'Part 2 – Strategic' focusing on urban development and formalising urban growth boundaries for Queenstown, Wanaka and Arrowtown.

Option 3: Retain urban growth management policy but remove urban growth boundaries all together

	Option 1: Status quo/ No change	Option 2: (Recommended): Comprehensive review, formalising urban growth boundaries for Queenstown, Wanaka and Arrowtown	Option 3: Retain urban growth management policy but remove urban growth boundaries all together
Costs	<ul style="list-style-type: none"> Does not address identified issues in sufficient detail, retains ambiguity and lack of clarity around the location of future growth for Queenstown and Wanaka. Does not afford urban growth sufficient weight as an issue in its own right. Does not act on the outcomes of community planning processes which also sought to establish defined urban limits for Queenstown and Wanaka Strength of policies is compromised due to the absence of defined urban growth boundaries for Queenstown and Wanaka Does not adequately address potential risk of uncontrolled urban growth on rural and outstanding natural landscapes Lacks integration with policy for increased density, limiting affordable housing opportunities and the potential to improve the vibrancy and social connection of urban areas Urban sprawl may compromise the 	<ul style="list-style-type: none"> Limits available land supply for urban development within urban growth boundaries Reduced role of the market Reduced availability of greenfield land potentially impacting on property values within urban growth boundaries Potential increase in plan change requests seeking to amend urban growth boundaries, or develop outside boundaries, with associated litigation costs to Council. Land allocation may not be sufficient to address demand for low density housing Requires a change in thinking about the form of urban development and impressions of density Limits reliance on the private motor vehicle in lieu of public transport, which requires a radical change in commuter behaviour and requires action by others (such as the regional council) outside of the District Plan Increased density has the potential to 	<ul style="list-style-type: none"> Potential for uncontrolled urban sprawl governed by short term commercial interests Increasing loss of greenfield/rural land to provide forms of low density housing, resulting in continuing urban sprawl and lack of coordinated infrastructure delivery. Risk to loss of character of major urban areas due to fragmented boundaries with a lack of defined edge. Limited effect on changing public perception/acceptance of density Costs associated with the installation and maintenance of public assets at increasing distances from town centres. Potential for encroachment of urban development on sensitive environment and landscapes Potential impact on character and heritage values, and the 'surprise' effect of Arrowtown Reduce social connectivity Compromise the economic viability of town

	Option 1: Status quo/ No change	Option 2: (Recommended): Comprehensive review, formalising urban growth boundaries for Queenstown, Wanaka and Arrowtown	Option 3: Retain urban growth management policy but remove urban growth boundaries all together
	<p>achievement of a viable public and active transport network</p> <ul style="list-style-type: none"> Does not promote the goal of a compact urban form 	<p>generate greater impacts on the amenity values of existing properties</p>	<p>centres</p> <ul style="list-style-type: none"> Promotes inefficient low density land use, compromising future growth opportunities and further intensifying urban sprawl.
Benefits	<ul style="list-style-type: none"> Retains the established approach which the community is familiar with. Protection of Arrowtown character and 'surprise' effect of entrance to the town Protection of rural land and amenity outside of the Arrowtown boundary Does not restrict development rights in Queenstown and Wanaka Does not restrict the spatial extent of growth and increases control to the market Would not add an additional layer of regulation which has the potential to inflate property values. 	<ul style="list-style-type: none"> Raises urban growth management to the strategic hierarchy of the proposed District Plan, and integrates the various policies in existence. Provides greater weight to decline proposals which result in poor planning outcomes and compromise urban growth boundaries. Certainty over the future pattern of growth Reduced pressure on rural land for greenfield expansion More efficient use of land resources Reduces potential impacts on natural resources and values affected by urban expansion Growth managed in accordance with planning principles and not commercial interests Better integration of land use and infrastructure planning May improve housing affordability through support for increased density and diversity of housing supply within urban growth boundaries. Protection of natural environment and 	<ul style="list-style-type: none"> Provides high level policy to guide the location and form of growth. Proposals can be assessed on their merits. Provides flexibility over land supply Supports low density housing forms which remain desired by the public Avoids potential economic impacts of reduced land supply Does not restrict development rights whilst maintaining high level growth management principles

	Option 1: Status quo/ No change	Option 2: (Recommended): Comprehensive review, formalising urban growth boundaries for Queenstown, Wanaka and Arrowtown	Option 3: Retain urban growth management policy but remove urban growth boundaries all together
		landscapes <ul style="list-style-type: none"> • Protection of rural amenity through limiting the spatial extend of development • Increased viability of public infrastructure achieved through support for increased density, and associated increases in patronage which may lead to reduced fees • Increased vibrancy and social connectivity due to consolidation of urban areas • Requires innovative design approaches to maximise development yields • Potential for reduced private plan change requests associated with a strengthened multi-layer policy approach • Amenity impacts can be managed through sensitive design controls • Potential impacts on property values can be mitigated through ensuring suitable opportunities remain within urban growth boundaries for greenfield, brownfield and infill development at higher densities; and a policy approach which liberalises restrictive planning controls. 	
Ranking	2	1	3

6. Scale and significance evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the Operative District Plan
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

The level of detail of analysis in this report is moderate-high. A number of elements of the Urban Development chapter build upon existing approaches in the Operative District Plan (namely the provisions of Operative District Wide Issues established by Plan Change 30 and 29), so there is often not a radical change in policy direction. Additionally, the provisions of the proposed Urban Development Chapter seek to implement the outcomes of various community planning processes and growth management studies undertaken over the past decade. However, a number of the provisions take general existing approaches further in terms of implementation, through removing ambiguous policy which lacks certainty and replacing it with clear policy statements to indicate the desired future pattern of growth.

For example, the Operative District Plan sets out a framework for growth management and for the application of urban growth boundaries but does not take this to the next level of applying urban growth boundaries (other than the recently adopted Arrowsmith Boundary). The operative provisions of Section 4.9 also have limited explanation or certainty over the intended function of urban growth boundaries, and how these relate to decision making under the District Plan.

The current analysis assesses the costs and benefits, and efficiency and effectiveness of the proposed changes. However, the detail of this analysis is not high as the provisions (with some exceptions) are by their very nature generally quite high level, and it is at the next level of provisions (in other chapters) that more specific provisions are provided, and assessed in greater detail. Other reasons for the moderate-high detail of analysis are that the Urban Development chapter does not include rules that need to be assessed. The provisions are however largely dependent upon recognition of predicted levels of growth, and as such more detailed analysis of growth rates and potential effects has been included, and forms the foundation for subsequent policy.

7. Evaluation of proposed Objectives Section 32 (1) (a)

Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. The following objectives serve to address the key Urban Development issues. Reference is also made back to the Strategic Direction chapter of the Proposed District Plan which seeks to give effect to the purpose of the RMA (Section 5) in terms of the Queenstown Lakes District Council context:

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>Objective 4.2.1 - Urban development is coordinated with infrastructure and services and is undertaken in a manner which protects the environment, rural amenity and outstanding natural landscapes and features.</p>	<p>Sets the broad principles for sustainable urban growth which is consistent with the availability of infrastructure, and utilises land efficiently and with higher density in appropriate locations. The objective also recognises the potential for additional urban growth in the Districts smaller urban townships which may not have defined growth boundaries. Development of these areas must also adhere to overarching principles of sustainable and coordinated urban growth.</p> <p>Consistent with Goals 3.2.2, 3.2.3, 3.2.4 and 5 of the Strategic Direction chapter.</p> <p>Gives effect to RPS (operative) objective 9.4.1 to 9.4.3</p> <p>Gives effect to RPS (operative) policies 9.5.1 to 9.5.5</p> <p>Gives effect to RPS (proposed) objectives 2.2, 3.4, 3.7, 3.8, 4.3 and policies for the management urban growth in a strategic and co-ordinated way (3.8.1).</p> <p>This objective is considered appropriate in meeting the purpose of the RMA as it promotes the sustainable management of the Districts natural and physical resources (5(2)), through ensuring land is used efficiently to achieve maximum benefit to the community (5(2)(a)).</p> <p>The objective also seeks to avoid adverse impacts to the natural environment (5(2)(c)) and safe guarding the life supporting capacity of soil ((5(2)(b)) through avoiding development which would adversely impact the natural environment, rural amenity or landscape values.</p> <p>The promotion of an integrated urban form also enables people and communities to provide for their social and economic wellbeing (S5(2) RMA) through improving</p>

Proposed Objective	Appropriateness
	<p>connectivity and accessibility to services.</p> <p>However it does not in isolation address Section 5(2) in terms of avoiding, remedying or mitigating any adverse effects pertaining to impacts on amenity values and infrastructure, and this is where the objective must be read in conjunction with the remaining objectives which together seek to achieve the purpose of the Act.</p>
<p>Objective 4.2.2 – Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges</p>	<p>Establishes the role and function of urban growth boundaries in providing for future urban development. Sets the firm outcome that urban development should be directed to land within urban growth boundaries.</p> <p>Consistent with Goal 3.2.2 and its supporting Objectives of the Strategic Direction chapter.</p> <p>Gives effect to RPS (operative) objectives 5.4.3</p> <p>Gives effect to RPS (operative) policies 5.5.6</p> <p>Gives effect to RPS (proposed), in particular objective 3.8 and policies 3.8.1, 3.8.2 which support the use of urban growth boundaries to control urban expansion and ensure the efficient use of land. The Proposed RPS also considers that urban growth boundaries can be used to stage development through controlling the spatial release of land. The Proposed RPS policy 3.8.2 would specifically identify areas within the District subject to urban growth boundaries within Schedule 8, and is therefore intended to directly integrate with the QLDC District Plan in this regard.</p> <p>This objective meets the purpose of the RMA through its function in managing the way and the rate of the development of natural and physical resources (5(2)). It provides the tool to ensure the rate of growth is consistent with anticipated demand.</p>
<p>Objective 4.2.3 - Within Urban Growth Boundaries, provide for a compact and integrated urban form which limits the lateral spread of urban areas,</p>	<p>Identifies the desired land use and built form outcomes for land within urban growth boundaries; and sets the intention to achieve a compact urban form to</p>

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>and maximises the efficiency of infrastructure operation and provision.</p>	<p>maximise the efficient use of land.</p> <p>Consistent with the Purpose, and Goal 3.2.2 and 3.2.3 of the Strategic Direction chapter.</p> <p>Gives effect to RPS (operative) objectives 6.4.1, 9.4.1 to 9.4.3</p> <p>Gives effect to RPS (operative) policies 6.5.5, 9.5.1 to 9.5.5</p> <p>Gives effect to RPS (proposed), in particular objective 3.4 and policy 3.4.1 which seeks to achieve the strategic integration of infrastructure with land use, and coordinating infrastructure delivery with the staging of land use change.</p> <p>This objective indirectly supports the purpose of the Act through the relationship of a compact urban form in sustaining the life supporting capacity of soil and avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>
<p>Objective 4.2.4 - Objective - Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary.</p>	<p>Sets the objective enabling the establishment of specific policies to apply to land within the Queenstown Urban Growth Boundary, to support the achievement of policies 4.2.4.1 to 4.2.4.4 for development in Queenstown. Supports the reflection of the outcomes of Plan Change 35 to manage land use and the effects of aircraft noise surrounding the Queenstown Airport.</p>
<p>Objective 4.2.5 – Manage the scale and location of urban growth in the Arrowtown Urban Growth Boundary.</p>	<p>Sets the objective enabling the establishment of specific policies to apply to land within the Arrowtown Urban Growth Boundary, to support the achievement of policies 4.2.5.1 to 4.2.5.3 and implement the outcomes of Plan Change 29 (Arrowtown Boundary).</p> <p>Advances the purpose of the Act through establishing a mechanism to preserve and enhance the Arrowtown character, which contributes to the social, economic, and cultural well-being of the community.</p>

Proposed Objective	Appropriateness
Objective 4.2.6 - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.	Sets the objective enabling the establishment of specific policies to apply to land within the Wanaka Urban Growth Boundary, to support the achievement of policies 4.2.6.1 to 4.2.6.2.

8. Evaluation of the proposed provisions Section 32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation.

<u>Use of urban growth boundaries</u>			
<ul style="list-style-type: none"> • Objective 4.2.2: Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges • Objective 4.2.3 – Within Urban Growth Boundaries, provide for a compact and integrated urban form which limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision. 			
Summary of proposed provisions that give effect to these objectives:			
<ul style="list-style-type: none"> • Clear policy intention that future urban growth is located within defined urban growth boundaries, and is not located outside of these boundaries • Application of urban growth boundaries as a tool to manage the location and pattern of future urban development 			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<u>Policies:</u> 4.2.1.1 to 4.2.1.7 (These policies seek to address identified resource management issues and form the basis	<u>Environmental</u> Policies providing for the use of Urban growth boundaries may intensify land use to a level which exacerbates environmental effects associated with traffic congestion (if reliance on the private motor vehicle remains	<u>Environmental</u> Reduced pressure on rural land for greenfield expansion More efficient use of land resources Policies 4.2.1.6 supports the protection of	The use of urban growth boundaries is considered to provide the means to manage urban growth in an efficient and effective manner. Efficiency in land use requires mechanisms to ensure urban land supply is consistent with demand, and supporting infrastructure is effectively integrated with the

<p>for subsequent policies enabling the use of urban growth boundaries.)</p> <p>4.2.2.1 to 4.2.2.6 (These policies support the use of UGBs and their function)</p> <p>4.2.3.1 to 4.2.3.8 (These policies define the form of urban development sought within UGB's and support a compact and integrated urban form. Also reflects the outcomes of PC35 relating to the management of land use in proximity to the Queenstown Airport).</p>	<p>unchanged), water quality due to increases in impermeable surfaces which increases stormwater runoff to water bodies.</p> <p>Intensified use of urban areas reduces opportunity for integration of environment in urban areas and places pressure on existing greenspaces.</p> <p>Economic Identifying areas for development constrains development outside these areas</p> <p>The imposition of urban growth boundaries (via Chapter 4 of the Proposed District Plan) has the potential to result in adverse effects to housing affordability, if not combined with a suitably enabling framework that enables increased density within these boundaries. However, similar effects on house prices are also expected when comparing the change between urban and rural zonings. This effect is mitigated through enabling increased density within urban growth boundaries, and is an essential to the successful functioning of a compact urban form; and forms part of the strategic housing approach sought by the Proposed District Plan. Furthermore, the scale and location of urban growth boundaries has been determined to provide sufficient land for future growth</p>	<p>significant ecological features and landscapes through ensuring outstanding natural landscapes/features are not identified within urban growth boundaries. The policy also recognises that within urban growth boundaries there may still be land which should not be developed due to environmental or amenity (eg. aircraft noise) constraints, and places the onus on the developer to undertake a site specific investigation, and a design which is reflective of the local environmental context.</p> <p>Urban growth boundaries seek to protect the Districts important natural landscapes from the impacts of urban sprawl.</p> <p>Policies which support the relationship of urban growth boundaries with increased density may reduce reliance on the private vehicle with associated environmental benefits.</p> <p>Productive capacity of rural land is protected from urban sprawl.</p> <p>Economic Policies for increased density may decrease development costs and improve housing affordability.</p> <p>Urban growth boundaries provide a clear signal where land may be considered appropriate for urban development, thus increasing development certainty.</p>	<p>intended land use. The policy overall, (and further supported by the provisions of urban zones) aims to avoid the inefficient use of land, which leads to unsustainable outcomes and adverse environmental, economic and social impacts. Direct and unambiguous policy detailing the function of urban growth boundaries, and the avoidance of growth outside of urban growth boundaries, affords urban growth boundaries with the necessary strength to prevent development which is inconsistent with these objectives.</p>
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	<p>either through greenfield subdivision, infill housing or brownfield development. Having available capacity within urban growth boundaries should ensure supply is able to meet demand, and a situation of scarcity does not arise. For example, in Queenstown, considerable land supply remains within approved developments which have either not yet started or are not yet fully implemented, such as Jacks Point, Henley Downs, Shotover Country, Remarkables Park and Frankton Flats. In Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the new Large Lot Residential Zone. For Arrowtown, it is noted that the need for housing has been balanced with objectives to protect character and heritage. As a result, there are limited greenfield opportunities within the boundary, however, increased density and scope for infill development is enabled through the proposed provisions of the Medium Density and Low Density residential zones. It is also expected that the location of urban growth boundaries would be monitored and potentially revised over time, if necessary, to ensure they remain consistent with community needs.</p> <p>Minor infrastructure upgrades may be required to support increased density</p>	<p>Reinforces role of existing urban areas and may increase the vibrancy of urban areas</p> <p>A strong policy direction may reduce the occurrence of private plan changes and associated costs for Council and developers.</p> <p>Coordinated approach to infrastructure planning within urban growth boundaries can reduce capital and lifecycle costs for the Council and wider community; and reduce costs of operation and maintenance</p> <p>Encourages forward planning and integration of urban growth and infrastructure</p> <p>Enabling increased density supports the functioning of urban growth boundaries such that potential land price increases should not be as pronounced.</p> <p>Policies 4.2.4.3 and 4.2.4.4 reflect the outcomes of Plan Change 35 and will support the protection of the airport from reverse sensitivity effects. This will support the efficient ongoing operation of the airport, which contributes considerably to economic development of the District.</p> <p>Social and cultural Urban growth boundaries implement the expectations of the community as expressed through various plans and strategies. The establishment of defined urban limits ensures the protection of elements contributing to local</p>	
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	<p>within urban growth boundaries. This effect may be counterbalanced with the increase in rate payers which is also achieved with higher density; as well as efficiencies which may be created in maximising the use of existing infrastructure.</p> <p>Administration costs to manage and defend urban growth policies</p> <p>Restricts range of opportunities for urban growth and ability to respond to market demand</p> <p>Limitation of activities sensitive to aircraft noise within the airport noise boundaries reduces the supply of land available for urban development. Requirement for management of noise within new developments in this area will also add some costs to development.</p> <p>Social and cultural Potential adverse social effects associated with perceived change in amenity due to effect of intensification within urban growth boundaries. However this effect can be mitigated through the inclusion of policies and rules within zone chapters such as setbacks, height limits and maximum site coverage.</p> <p>Potential impacts on the affordability of housing supply due to potential price</p>	<p>character and impression of a place (such as the ‘surprise’ effect of Arrowtown, and the natural boundaries of Wanaka provided by the Cardrona and Clutha Rivers).</p> <p>Policies seek to provide the clear direction that urban development outside of defined boundaries is inconsistent with the strategic intentions of the District Plan. This will avoid of disconnected urban settlements at increasing distances from town centres, which generally lead to reduced opportunities for social and cultural interaction; and increased reliance on the private motor vehicle with associated health impacts.</p> <p>The amenity of Activities sensitive to aircraft noise (ASAN) will be maintained by policy 4.2.3.8 which identifies strategic intentions for the management of land use within airport noise boundaries; and integrates with rules of individual zones which require sound insulation and/or mechanical ventilation.</p>	
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	increases within urban growth boundaries.		
Alternative options considered less appropriate to achieve the relevant objectives			
<i>Option 1: Do not apply urban growth boundaries</i>		<ul style="list-style-type: none"> • Retains ambiguity and lack of clarity around the location of future growth • Does not act on the outcomes of community planning processes which sought to establish defined urban limits for Arrowtown, Queenstown and Wanaka • Strength of policy is compromised due to the absence of defined urban growth boundaries • Does not adequately address potential adverse effects of uncontrolled urban growth 	
<i>Option 2: Include urban growth boundaries, but adopt a more flexible drafting approach to rules and standards, allowing development outside urban growth boundaries to be assessed on its merits.</i>		<ul style="list-style-type: none"> • Lacks certainty • Limits robustness/viability of urban growth boundaries • Does not sufficiently control recognised issues associated with urban sprawl • Does not sufficiently protect the Districts natural and rural landscapes 	

Use of urban growth boundaries – Location specific considerations (Arrowtown, Queenstown and Wanaka)

- **Objective 4.2.4: Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary.**
- **Objective 4.2.5: Manage the scale and location of urban growth in the Arrowtown Urban Growth Boundary.**
- **Objective 4.2.6: Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.**

Summary of proposed provisions that give effect to these objectives:

- Adoption of the Arrowtown Urban Growth Boundary confirmed by Plan Change 29
- Adoption of the Wanaka Urban Growth Boundary reflected by the *Wanaka Structure Plan 2007* (with some variations to reflect changing urban context since 2007)
- Establishment of an Urban Growth Boundary for Queenstown, generally aligned with the extent of existing urban zoning (including special zones) and excluding rural areas and outstanding natural landscapes.

It is noted that the costs and benefits detailed below apply in addition to the more general costs and benefits identified by the table above.

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies: 4.2.5.1, 4.2.5.2</p> <p><i>(These policies address the location specific resource management issues for Arrowtown; and the intended form and location of development within the urban growth boundary).</i></p>	<p><u>Arrowtown</u></p> <p>Environmental Urban growth within defined boundaries may intensify land use to a level which exacerbates environmental effects.</p> <p>Economic May not address demand for additional housing supply. A study by Insight Economics (2015) predicts demand for an additional 730 to 920 additional dwellings over the next 20 years; with an existing theoretical capacity of only 152 new dwellings. However this effect should be mitigated by provision for increased density within the urban growth boundary.</p> <p>Reduction in greenfield land supply may require other urban settlements to make up the demand shortfall.</p> <p>May increase in house prices due to the effect of urban boundaries on limiting land supply, particularly in the absence of support for increased density within the boundaries. It is noted that the need for housing has been balanced with objectives of urban growth boundaries to protect character and heritage for which Arrowtown is recognised. As a result, there are limited greenfield opportunities within the boundary, however, increased density</p>	<p><u>Arrowtown</u></p> <p>Environmental Protection of rural amenity values and retention of the effect of the golf courses, river and the mountains in providing a natural boundary.</p> <p>Focus growth and promote effective utilisation of existing urban resources.</p> <p>Economic Protection of heritage and character of Arrowtown, which underpins the local economy and contributes to the growth of ambience and recreational tourism.</p> <p>Increased viability of the town centre through containment, which may stimulate an expansion of local services within the town, avoiding the need for residents to travel to Queenstown.</p> <p>Social and cultural Protection of heritage and ‘ambience tourism’ values of Arrowtown through control over the location of development</p> <p>Protection of the ‘surprise’ element at the entrance to Arrowtown through retention of a defined urban edge and landscaped gateways.</p> <p>The Urban Growth Boundary will contain</p>	<p>The District is predicted to continue to experience considerable growth in both resident population and temporary visitors. As indicated by the outcomes of various consultation processes undertaken over the past decade, and the development of the <i>Growth Management Strategy (2007)</i> action is required to control the form and location of growth for the Districts main centres.</p> <p>Wanaka, Arrowtown and Queenstown are experiencing considerable growth pressures, and the absence of a clear cut growth management strategy has the potential to impact on the appreciation and enjoyment of these areas, affecting the social, economic and cultural wellbeing of the District.</p> <p>The adoption of urban growth boundaries for each of these areas provides the tool to maintain local character, heritage and amenity which underpins tourism and economic development; and to prevent fragmented and un-sustainable development which may impact on the efficient operation of these centres.</p>

	<p>and scope for infill development is enabled through the proposed provisions of the Medium Density and Low Density residential zones.</p> <p>Potential limitation on visitor accommodation due to pressure for permanent residential housing if housing supply is limited within the boundaries. However, again this effect should be mitigated by the provisions of the residential zones which support infill development for residential flats and residential units which can be rented out for either temporary or permanent accommodation; and also provisions which support the occurrence of visitor accommodation within the town.</p> <p>Social and cultural Limited capacity to adapt to changing demographics and consumer preferences</p> <p>Limited ability to address anticipated demand for housing and services directly related to growth (such as schools).</p>	<p>the physical size of the settlement, supporting an accessible/walkable community</p> <p>A report by the Ministry of Education identified that the capacity of the Arrowtown Primary School may not be sufficient to cope with predicted levels of population growth. However, a physical limitation on the size of the settlement will naturally limit the resident population, thus minimising impacts to the school.</p> <p>Helps to maintain the setting of the settlement within the landscape, and recognises the contribution that the riverside reserves and Feehly's hill make to the recreational and amenity value of the town.</p> <p>It reflects the general community view on restricting urban growth.</p>	
<p>4.2.6.1, 4.2.6.2</p> <p><i>(These policies address the location specific resource management issues for Wanaka; and the intended form and location of development within the</i></p>	<p><u>Wanaka</u></p> <p>Environmental Urban growth within defined boundaries may intensify land use to a level which exacerbates environmental effects.</p> <p>Economic</p>	<p><u>Wanaka</u></p> <p>Environmental Protection of rural amenity values and retention of the effect of the Clutha and Cardrona Rivers in providing a natural boundary.</p>	

<p><i>urban growth boundary</i>).</p>	<p>May increase in house prices due to the effect of urban boundaries on limiting land supply, however this effect should be mitigated by support for increased density within defined boundaries. Furthermore, the scale and location of urban growth boundaries has been determined to provide sufficient land for future growth either through greenfield subdivision, infill housing or brownfield development. Having available capacity within urban growth boundaries should ensure supply is able to meet demand, and a situation of scarcity does not arise. For example, in Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the new Large Lot Residential Zone.</p> <p>Reduction in market control over greenfield land supply.</p> <p>Observed demand for low density and large housing forms in Wanaka, creates the potential risk of inefficient housing development within urban growth boundaries, restricting future infill opportunities. This effect is mitigated by specific policies of the Large Lot Residential Zone.</p> <p>Potential for an oversupply of greenfield land within boundaries, resulting in supply</p>	<p>Protection of outstanding natural features and landscapes which surround the township.</p> <p>Provision for a sensitive transition between urban and rural land at the periphery of urban growth boundaries</p> <p>Protection of productive capacity of rural land</p> <p>Economic</p> <p>Support for increased density to maximise the efficiency of land use within defined boundaries</p> <p>Support for increased density may enable a diverse housing supply and ease housing affordability</p> <p>Reduces speculative market influence on inducing supply of low density greenfield land.</p> <p>Facilitates integrated infrastructure delivery within defined boundaries.</p> <p>May improve housing affordability through enabling sufficient supply of greenfield land within the boundary.</p> <p>Social and cultural</p> <p>Retention of local character and avoidance of sprawling housing and visitor accommodation which can impact on</p>	
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	<p>advancing before demand, and negatively affecting property values. This may be seen as a benefit for affordability, but may impact on existing property owners where their property values decrease.</p> <p>Social and cultural Support for increased density within urban boundaries may impact noise, traffic and open space amenity.</p>	<p>appreciation and enjoyment of the town.</p> <p>The Urban Growth Boundary will contain the physical size of the settlement, supporting an accessible/walkable community; and may support improvements or extensions to trail networks.</p>	
<p>4.2.4.1 and 4.2.4.2</p> <p><i>(These policies address the location specific resource management issues for Queenstown; and the intended form and location of development within the urban growth boundary).</i></p> <p>4.2.4.4 and 4.2.4.4</p> <p><i>(These policies reflect the outcomes of Plan Change 35 for the strategic management of land use and noise effects within the noise boundaries of the Queenstown Airport).</i></p>	<p><u>Queenstown</u></p> <p>Environmental Urban growth within defined boundaries may intensify land use to a level which exacerbates environmental effects.</p> <p>Economic May increase in house prices due to the effect of urban boundaries on limiting land supply, however this effect should be mitigated by support for increased density within defined boundaries. Furthermore, the scale and location of urban growth boundaries has been determined to provide sufficient land for future growth either through greenfield subdivision, infill housing or brownfield development. Having available capacity within urban growth boundaries should ensure supply is able to meet demand, and a situation of scarcity does not arise. For example, in Queenstown, considerable land supply remains within approved developments</p>	<p><u>Queenstown</u></p> <p>Environmental Protection of internationally renowned landscape which underpins tourism and supports economic development within the District and wider regions.</p> <p>Minimises urban sprawl and associated need to travel increasing distances to main centres for services.</p> <p>Protection of outstanding natural features and landscapes</p> <p>Avoids loss of rural land for urban development.</p> <p>Focusses growth and promotes effective utilisation of existing urban resources. Avoids environmental impacts associated with expanding infrastructure and transport networks.</p> <p>Economic</p>	

	<p>which have either not yet started or are not yet fully implemented, such as Jacks Point, Henley Downs, Shotover Country, Remarkables Park and Frankton Flats. In Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the new Large Lot Residential Zone. It is also expected that the location of urban growth boundaries would be monitored and potentially revised over time, if necessary, to ensure they remain consistent with community needs.</p> <p>Reduction in market control over greenfield land supply.</p> <p>Policies 4.2.4.3 and 4.2.4.4 set the strategic intentions for the management of aircraft noise effects, integrating with provisions and rules of individual zone chapters which require sound insulation and/or mechanical ventilation for activities sensitive to aircraft noise. These provisions may increase costs to development; and also limit the supply of land which can be used for urban development.</p> <p><i>Social and cultural</i> Increase in town centre populations could have an impact on noise, traffic and crowding.</p>	<p>Supports consolidation of the urban environment and increased density within urban boundaries. This may increase patronage and viability of public transport services; and support funding for the provision of new services (such as schools, healthcare) triggered by increased population density.</p> <p>Maintains the character and role of Queenstown of the primary urban centre, and the appreciation and enjoyment of the town by residents and visitors is not affected by increasing travel times.</p> <p>Focussing growth within defined boundaries will help minimise capital expenditure on road and infrastructure associated with a less compact urban form. Integrated infrastructure delivery will ensure efficiency of public spending, ultimately benefiting individual ratepayers.</p> <p>May improve housing affordability through enabling a diverse housing supply and limiting the gains to be achieved by landbanking.</p> <p>Promotes realisation of existing capacity within urban growth boundaries (such as Jacks Point, Henley Downs, Shotover Country, Remarkables Park, Frankton Flats, and Three Parks (Wanaka)).</p> <p>Policies 4.2.4.3 and 4.2.4.4 set the</p>	
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		<p>strategic intentions for the management of aircraft noise effects, integrating with provisions and rules of individual zone chapters which require sound insulation and/or mechanical ventilation for activities sensitive to aircraft noise. These provisions will contribute to the protection of the airport from reverse sensitivity effects, supporting the efficient operation of the airport and associated economic benefits to the District.</p> <p>Social and cultural Creation of a more cohesive and integrated population, utilising existing infrastructure and amenity spaces.</p> <p>Policies 4.2.4.3 and 4.2.4.4 set the strategic intentions for the management of aircraft noise effects, integrating with provisions and rules of individual zone chapters which require sound insulation and/or mechanical ventilation for activities sensitive to aircraft noise. These provisions will contribute to maintaining an appropriate level of amenity within activities sensitive to aircraft noise, to ensure pleasant living environments.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives:</p>			
<p><i>Option 1: Do not apply urban growth boundaries</i></p>	<ul style="list-style-type: none"> • Retains ambiguity and lack of clarity around the location of future growth • Does not act on the outcomes of community planning processes which sought to establish defined urban limits for Arrowtown, Queenstown and Wanaka 		

	<ul style="list-style-type: none"> • Strength of policy is compromised due to the absence of defined urban growth boundaries • Does not adequately address potential adverse effects of uncontrolled urban growth
<p><i>Option 2: Include urban growth boundaries, but adopt a more flexible drafting approach, allowing development outside urban growth boundaries to be assessed on its merits.</i></p>	<ul style="list-style-type: none"> • Lacks certainty • Limits robustness/viability of urban growth boundaries • Does not sufficiently control recognised issues associated with urban sprawl • Does not sufficiently protect the Districts natural and rural landscapes
<p><i>Option 3: Apply different urban growth boundaries</i></p>	<ul style="list-style-type: none"> • Would not acknowledge outcomes of Plan Change 29 (Arrowtown Boundary) and alternative boundaries may compromise the cohesion and character of the township. • Would not acknowledge the outcomes of the <i>Wanaka Structure Plan 2007</i> and alternative boundaries may compromise the cohesion and character of the township. • For Queenstown, alternative boundaries may be possible which include greater scope for greenfield development. However, there remains significant development opportunity over the current planning period within the current proposed boundary via increased density and infill development; and with the realisation of existing or proposed developments such as Jacks Point, Henley Downs, Frankton Flats, Remarkables Park and Shotover Country. Further expansion of the centre into surrounding rural areas may impact on the qualities and features of the District's natural environment that make it an attractive place to work, live and visit, and which contribute to its distinct and special character.

A compact urban form & infrastructure efficiency

Objective 4.2.3 – Within Urban Growth Boundaries, provide for a compact and integrated urban form which limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.

Objective 4.2.1 - Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

Summary of proposed provisions that give effect to these objectives:

- Policies which establish the desire to realise integrated and connected urban development which minimises environmental effects and improves the efficiency of infrastructure delivery and operation
- Support for a compact urban form within defined urban growth boundaries to provide the following benefits:
 - Higher density housing in appropriate locations
 - Coordinated and sustainable delivery of infrastructure and services
 - Maximise efficient use of land, public transport and community facilities
 - Improving housing diversity and affordability
 - Improving social and recreational connections

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p><u>Policies:</u> 4.2.1.1 to 4.2.1.7</p> <p><i>(These policies address the resource management issues of urban development and establish the desire to realise integrated and connected urban development which minimises environmental effects and improves the efficiency of infrastructure delivery and operation)</i></p>	<p><i>Environmental</i> Intensified urban land may exacerbate environmental effects associated with stormwater runoff, waste generation, water and wastewater treatment, energy consumption.</p> <p><i>Economic</i> A compact urban form may require infrastructure upgrades to provide acceptable services with sufficient capacity to cater for an increased population density. However, typically these costs are less than for traditional low density development on the edges or urban areas.</p>	<p><i>Environmental</i> Policies seek to contain urban growth within defined limits, therefore minimising encroachment to sensitive environments.</p> <p>Urban containment minimises the environmental effects of urban growth, in comparison with a sprawling scenario which allows a low density settlement pattern affecting a significantly larger development footprint.</p> <p>Increased population density within defined limits can improve infrastructure efficiency in favour of the expansion of</p>	<p>Policies for a compact urban form are essential for ensuring the effectiveness and efficiency of urban growth boundaries. Without more liberal controls on density, urban growth boundaries could not achieve the efficiency in land use desired, and land may quickly be consumed for low density housing. Conversely, increased density in proximity to urban centres has many benefits, and ensures land within urban growth boundaries is released/developed in an efficient manner over the current</p>

<p>4.2.3.1 to 4.2.3.8 <i>(These policies provide the strategic basis for the realisation of a compact urban form, essential for the efficient functioning of urban growth boundaries and informing the lower level policy of individual residential zones).</i></p>	<p>The imposition of urban growth boundaries has the potential to result in adverse effects to housing affordability, if not combined with a suitably enabling framework that enables increased density within these boundaries. However, similar effects on house prices are also expected when comparing the change between urban and rural zonings which occurs at the boundaries. This effect is mitigated through enabling increased density within all residential zones, and forms part of the strategic housing approach sought by the Proposed District Plan.</p> <p>Potential for traditional low density housing options to still occur within urban growth boundaries, which minimise achievable yield and compromises future use of the land for urban development. The inclusion of policy mitigating against such behaviour should mitigate this risk.</p> <p>Social and cultural Increase in town centre populations could have an impact on noise, traffic and crowding.</p> <p>Potential adverse social effects associated with perceived change in amenity due to effect of intensification within urban growth boundaries. However this effect can be mitigated through the inclusion of policies and rules within zone chapters to mitigate amenity impacts (such as recession planes, setbacks, height limits and maximum site coverage).</p>	<p>linear infrastructure networks, which consumes significant land resources with associated environmental impacts.</p> <p>Policy which enables density in appropriate locations may support increased uptake of public transport and use of active transport networks, reducing reliance on the private motor vehicle.</p> <p>Economic Enabling higher density land uses will facilitate a diverse housing market and open up new supply options (including provision of smaller, low maintenance dwellings), therefore improving housing affordability.</p> <p>Policies 4.2.3.1 to 4.2.3.8 which enable increased density within urban growth boundaries can increase uptake of community services and public transport, increasing their financial viability.</p> <p>Increased population density may generate funding for additional infrastructure and social services to meet community needs.</p> <p>Policy which limits the provision of infrastructure to land within urban growth boundaries avoids capital and lifecycle costs associated with expanding networks, ultimately benefiting ratepayers.</p> <p>High quality built forms will contribute to the character of the urban environment, which underpins economic wellbeing within the District.</p>	<p>planning period.</p> <p>Importantly, these policies appropriately integrate with the Proposed Regional Policy Statement (RPS) which has the objective to achieve well planned urban growth which uses land and infrastructure in an efficient and effective manner.</p> <p>It is recognised that these policies, to be truly effective, must also be supported by consistent policies at the zone and activity level. Accordingly, the strategic intent of these policies is also replicated through the provisions of individual zone chapters, for example, through the development of the Medium Density Zone and general discouragement of urban subdivision within the Rural General Zone.</p>
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<p>Alternative options considered less appropriate to achieve the relevant objectives:</p>			

<p><i>Option 1: Apply urban growth boundaries, without consideration to the form of development within them</i></p>	<ul style="list-style-type: none"> • Compromises the purpose of the urban development principles through lack of integration with desired on the ground outcomes. • Risk of uncontrolled and inefficient land use, jeopardising the achievable development capacity • Lack of provision for high density may adversely impact on housing affordability and not address expected growth rates
<p><i>Option 2: Include urban growth boundaries, but adopt a more flexible drafting approach, allowing development outside urban growth boundaries to be assessed on its merits.</i></p>	<ul style="list-style-type: none"> • Lacks certainty • Limits the robustness/viability of urban growth boundaries • Does not protect local character • May enable progressive watering down of the boundaries • Allows speculative market behaviour which may adversely impact local economies • Does not sufficiently

9. Efficiency and effectiveness of the provisions

The Urban Development chapter (Chapter 4) of the Proposed District Plan has the purpose to implement policy and tools to manage the effects of urban growth. The provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. They have been developed in the context of managing high levels of anticipated growth and its potential effects, not preventing it.

The provisions form part of the overarching Strategy of the proposed District Plan which seeks to achieve a compact and integrated urban form within defined limits. The establishment of urban growth boundaries provide the method to manage the location and form of growth, and to avoid the risk of sporadic urban development which threatens the cohesion, character, heritage and natural amenity of the Districts key urban centres. This method has its basis within previous community planning processes undertaken for Queenstown, Wanaka and Arrowtown; and the outcomes of Plan Change 30 (Urban Boundary Framework) and Plan Change 29 (Arrowtown Boundary).

The key factors which will support the efficiency and effectiveness of the provisions for Urban Development are:

- Ensuring the scale and location of urban growth boundaries provides sufficient land for future growth;
- Enabling increased density within urban growth boundaries; and
- Clear and unambiguous policy which provides certainty over the future location of growth.

The scale and location of urban growth boundaries has been determined to provide sufficient land for future growth either through greenfield subdivision, infill housing or brownfield development. In Queenstown, considerable land supply remains within approved developments which have either not yet started or are not yet fully implemented, such as Jacks Point, Hanley Downs, Shotover Country, Remarkables Park and Frankton Flats. In Wanaka, opportunities exist within Three Parks and Northlake (subject to appeal) developments, as well as greenfield opportunities within the Proposed Large Lot Residential Zone. For Arrowtown, it is noted that the need for housing has been balanced with objectives to protect character and heritage. As a result, there are limited greenfield opportunities within the boundary, however, increased density and scope for infill development is enabled through the proposed provisions of the residential zones.

Policies which support urban growth boundaries by enabling a compact urban form are essential for ensuring the effectiveness and efficiency of this method of urban containment. Increased density in proximity to urban centres has many benefits, and ensures land and infrastructure within urban growth boundaries is developed in an effective and efficient manner. Without more liberal controls on density, urban growth boundaries could not achieve the efficiency in land use desired, and land may quickly be consumed for low density housing.

By simplifying the objectives and policies and consolidating these into a single chapter, the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Positioned within the Strategy section of the District Plan (Part 2) the provisions enable an integrated approach to the multiple effects associated with urban development, and are reinforced through objectives, policies and rules through the hierarchy of the District Plan. Removal of ambiguous or confusing wording, also encourages correct use. With easier understanding, the provisions provide certainty to users of the plan, and will discourage proposals which seek to compromise the intentions of the policy.

Importantly, the provisions of the Urban Development Chapter appropriately integrate with the Proposed Regional Policy Statement (RPS) which has the objective to ensure that urban growth is well designed and integrates effectively with adjoining urban and rural environments.

10. The risk of not acting

Section 32(2)(c) of the Act requires, in the evaluation of the proposed policies and methods, the consideration of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

The Urban Development provisions have been developed to address growth pressures experienced within the District, and the potential environmental, social and cultural effects of uncontrolled or piecemeal urban growth. Population and economic growth projections provide a strong basis for the proposed approach. Although the projections are considered robust and sound, there is never certainty associated with projections, and population and economic growth scenarios can be disrupted by a wide range of domestic or international events.

The risk of acting by establishing urban growth boundaries to respond to projected growth is that, for whatever reason/s, actual growth falls well short of projections; or that economic development is stifled to a point at which landowners/developers are unwilling to re-develop their land to achieve increased density. Whilst this may be a potential scenario, the practical effects of retaining urban growth principles would not be significant. Growth is a cyclical issue experienced within the District, and the intended function of urban growth management policy, and urban growth boundaries in containing urban growth and increasing density will still be relevant during periods of limited growth.

The risk of not acting, by retaining or largely retaining the Operative District Plan approach, is that in the event that the projections are realised, or even partially realised, the cohesion and integration of the Districts urban areas may be compromised by ad hoc and sprawling urban growth. Such development poses an unacceptable risk to the quality of the urban environment, with flow on effects to economic, social and cultural wellbeing; and potential irreversible impacts to the Districts important natural landscapes and features.

Overall, based on the analysis undertaken throughout this report, the risk of not acting is considered significantly higher than the risk of acting.

11. Summary

In reviewing the District Plan, the Local Government Act provides that in decision making, a local authority should consider not only current environments, communities and residents but also those of the future.

It is noted that the opportunity to rollover many of the existing provisions exists. This may also be improved by some minor amendments to the provisions in response to the resource management issues raised. Neither of these approaches reflect the current changing nature of the RMA with its drive to simplify and streamline, nor do they address the significant growth pressures affecting the District. The Proposed District Plan is a forward planning mechanism and the current review provides the opportunity to make bold changes in order to make a more noticeable difference; and provide for a growing population in a more sustainable and coordinated manner.

The Urban Development chapter (Chapter 4) provides one of the four strategic guiding chapters of the Proposed District Plan, and informs the lower level provisions of individual zones. The proposed amendments highlight urban growth as a particular resource management issue for the District, and raise this subject to the top hierarchy of the Proposed District Plan.

This approach is considered to improve on the operative version whereby urban growth management is buried within a myriad of several District Wide Issues. The proposed changes also formalise the use of urban growth boundaries, and clearly identifies the development outcomes sought within these boundaries. This policy approach provides certainty and reduces the current ambiguity about the future location and pattern of growth.

It is recognised that alternative options exist to achieve these objectives, such as defining alternative boundary locations, or not implementing urban growth boundaries at all. However, following a review of the costs and benefits associated with alternative options, and the costs and benefits of the proposed provisions; it is considered that the benefits to be gained by the proposed approach outweigh the risks associated with poorly coordinated urban growth policy.

Whilst growth pressures can vary over time, the provisions better reflect a long term view and will enable sustainable management of urban growth during a range of economic conditions.

Attachments/References

1. *Queenstown Visitor Accommodation Projections*, Prepared by Insight Economics for Queenstown Lakes District Council, 8 April 2015. – [link](#)
2. *Medium to High Density Housing Study: Stage 1a – Review of Background Data*, Prepared by Insight Economics for Queenstown Lakes District Council, 30 July 2014 - [link](#)

Appendix 4. Evidence of Mr Clinton Bird (Urban Design)

Appendix 5. Evidence of Mr Ulrich Glasner (Infrastructure)

Appendix 6. Evidence of Mr Philip McDermott (Centres Strategy)

Appendix 7. Evidence of Mr Fraser Colegrave (Housing Supply and Population Projections)

Appendix 8. Evidence of Dr Marion Read (Landscape)