

ORC Omnibus Plan Change - Plan Change 8

Submission Reference no: 37

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Submitter Type: Not specified

Source: Web Form

Overall Notes:

Clause

Are you a trade competitor?

Position

I am a person who would not gain an advantage in trade competition through this submission

Notes

Clause

What are you submitting on? You can submit on specific parts of Plan Change 8 or the whole plan change.

Position

I am submitting on specific parts of the plan change (please detail below).

Notes

Earthworks for residential development.

Clause

The specific parts of the plan change that my submission relates to are:

Notes

Earthworks for residential development.

Clause

What is your view on the Plan Change 8 or the specific parts listed above? Please select one, if you have multiple views state clearly in the notes box below.

Position

Oppose

Notes

Clause

The reason(s) for my views are:

Notes

The proposed Rules 14.5.1.1 and 14.5.2.1 directly duplicate provisions in the Earthworks chapter (Chapter 25) of the Queenstown Lakes District Council district plan. The effect of the provisions will be to require two consents, one from the ORC and one from the QLDC, for many applications, which is a clear duplication and result in significant compliance costs for no environmental benefit. The QLDC PDP already contains rules relating to earthworks area and proximity to waterways for every zone. The proposed provisions are contrary to section 32 of the RMA.

Clause

What decision would you like the Environment Court to make?

Position

Decline the plan change

Notes

As it relates to the Earthworks for residential development rules as they relate to the Queenstown Lakes district.

Clause

The reasons form my view and/or any amendment(s) I am seeking are:

Notes

Applying the notified provisions in the Queenstown Lakes district would directly duplicate existing rules in the QLDC PDP. The proposal will therefore not result in integrated management, and will be inefficient and ineffective in terms of section 32 of the RMA by forcing applicants through two consent processes aimed at the same outcome. The compliance costs for the additional ORC consents that are the same / similar to the QLDC earthworks consents will be thousands of dollars per application.

Clause

Do you wish to be heard in support of your submission? All submissions will be considered by the Environment Court. Please indicate if you wish to be heard in support of your submission.

Position

I wish to be heard in support of my submission

Notes**Clause**

Please indicate your choice(s) below. If you do not indicate your intention to call experts, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Environment Court might make.

Position 1

I intend to call an expert witness

Position 2

If others make a similar submission I/we would consider presenting a joint case with them at a hearing

Notes**Clause**

Authority to act:

Position

I confirm I have the authority to sign this submission on behalf of the submitter

Notes