

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

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

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

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL PROVIDING REVISED UPDATED TABLE OF  
RECOMMENDATIONS TO GROUP 1B SUBMISSIONS**

**14 December 2017**

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 **Simpson Grierson**  
Barristers & Solicitors

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

## MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**). Its purpose is to provide the Panel and submitters with a revised updated table of recommendations to Group 1B submissions.
2. The Council has identified a formatting error in Appendix 1 to its Right of Reply on submissions to the Proposed District Plan (**PDP**) grouped as Queenstown Urban – Frankton and South (Group 1B).<sup>1</sup> Some submitter numbers and names were incorrectly aligned in the table of recommendations to Group 1B submissions. One submission point (#501.17) was also included in error.<sup>2</sup>
3. The Council has now amended Appendix 1 and a revised table of recommendations to Group 1B submissions is attached to this memorandum as **Appendix A**. The revised table is ordered into the same sub-groups that were used in Council’s Right of Reply, with each sub-group sorted by issue reference and submitter numbers.
4. Council has requested that a copy of this memorandum be served on all submitters in Stream 13.

**DATED** this 14<sup>th</sup> day of December 2017



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S J Scott / H L Baillie  
Counsel for Queenstown Lakes District  
Council

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1 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/Council-Right-of-Reply/S0001-QLDC-T13-BanksK-Strategic-and-Group-1-B-Reply.PDF>  
2 #501.17 was withdrawn on 11 May 2017 and this was acknowledged in the Council’s strategic s42A report.

**Appendix A**

**Revised Updated Table of Recommendations to Group 1B Submissions**

**(Supersedes Appendix 1 to Reply of Kim Banks  
on behalf of Queenstown Lakes District Council  
Strategic Overview and Common Themes  
Group 1B Queenstown Urban – Frankton and South  
6 October 2017)**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
768.17		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Map 31a - Queenstown Airport	Support	Retain the boundary of the Queenstown Airport Mixed Use zone (as shown on Map 31a) without further modification.	Accept	3. General Submissions in Support/Opposition of the Zone	31a	Urban - Airport
177.8		Universal Developments Limited	Map 31 - Lower Shotover	Support	Confirm the identified medium density zones.	Reject	3. General Submissions in Support/Opposition of the Zone	31	Urban - Frankton
177.8	FS1061.13	Otago Foundation Trust Board	Map 31 - Lower Shotover	Support	That the submission is accepted.	Reject	3. General Submissions in Support/Opposition of the Zone	31	Urban - Frankton
177.8	FS1189.8	Fill Holdings Ltd	Map 31 - Lower Shotover	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Accept in part	3. General Submissions in Support/Opposition of the Zone	31	Urban - Frankton
177.8	FS1195.7	The Jandel Trust	Map 31 - Lower Shotover	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Accept in part	3. General Submissions in Support/Opposition of the Zone	31	Urban - Frankton
177.8	FS1271.12	Hurtell Proprietary Limited and others	Map 31 - Lower Shotover	Support	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District. Seeks that local authority approve the areas identified as MDR zone.	Reject	3. General Submissions in Support/Opposition of the Zone	31	Urban - Frankton
586.24		J D Familton and Sons Trust	Part Seven - Maps	Support	Proposed Zoning Maps: Medium Density Residential - Retain medium density zoning over 17 Stewart St, Frankton	Reject	17. J D Familton and Sons Trust and HR and DA Familton	33	Urban - Frankton
775.24		H R & D A Familton	Part Seven - Maps	Support	Proposed Zoning Maps: Medium Density Residential - Retain medium density zoning over 17 Stewart St, Frankton	Reject	17. J D Familton and Sons Trust and HR and DA Familton	33	Urban - Frankton
238.42		NZIA Southern and Architecture + Women Southern	Map 33 - Frankton	Support	Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development.	Reject	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1107.47	Man Street Properties Ltd	Map 33 - Frankton	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1226.47	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Map 33 - Frankton	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1234.47	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Map 33 - Frankton	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1239.47	Skyline Enterprises Limited & O'Connell's Pavillion Limited	Map 33 - Frankton	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1241.47	Skyline Enterprises Limited & Accommodation and Booking Agents	Map 33 - Frankton	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1242.70	Antony & Ruth Stokes	Map 33 - Frankton	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1248.47	Trojan Holdings Limited & Beach Street Holdings Limited	Map 33 - Frankton	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1249.47	Tweed Development Limited	Map 33 - Frankton	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act, are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
238.42	FS1340.68	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept	18. NZIA Southern and Architecture and Women Southern	33	Urban - Frankton
128.2		Russell Marsh	Map 33 - Frankton	Support	<i>Copied from submission point 128.1 (MDR Zone)</i> (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website	Reject	20. Russell Marsh	33	Urban - Frankton
128.2	FS1077.8	Board of Airline Representatives of New Zealand (BARNZ)	Map 33 - Frankton	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in the proposed zone.	Accept	20. Russell Marsh	33	Urban - Frankton
128.2	FS1340.60	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept	20. Russell Marsh	33	Urban - Frankton
24.4		Hayden Tapper	Map 33 - Frankton	Support	Supports Rule as it relates to the submitters property.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
35.5		Keith Hubber Family Trust No 2	Map 33 - Frankton	Support	supports planning map and air noise boundaries as it relates to the submitters property.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton

36.2		Malcolm, Anna McKellar, Stevenson	Map 33 - Frankton	Support	Adopt (retain) planning map 33 as it relates to 64 McBride Street.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
36.6		Malcolm, Anna McKellar, Stevenson	Map 33 - Frankton	Support	supports the provision as it relates to the submitters property.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
43.5		KE & HM, RD Hamlin, Liddell	Map 33 - Frankton	Support	supports the provision as it relates to the submitters property	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
485.6		Joanne Phelan and Brent Herdson	Map 33 - Frankton	Not Stated	Adopt Planning Map 33 as it relates to the submitters property.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
555.2		Scott Freeman & Bravo Trustee Company Limited	Map 33 - Frankton	Oppose	Adopt Objective 7.2.10, Rules 7.5.3 and 7.5.4 and Planning Map 33 as it relates to the submitters property.	Accept	21. McBride Street - General Submissions in Support	33	Urban - Frankton
790.17		Queenstown Lakes District Council	Map 33 - Frankton	Oppose	Rezoned Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.	Accept	22. Queenstown Lakes District Council	33	Urban - Frankton
790.17	FS1340.169	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC submits that the proposed rezoning of this land is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act. QAC submits that the rezoning request be disallowed.	Accept in part	22. Queenstown Lakes District Council	33	Urban - Frankton
586.25		J D Familton and Sons Trust	Map 33 - Frankton	Other	Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning	VA out of scope	Out of Scope	33	Urban - Frankton
		H R & D A Familton	Map 33 - Frankton	Other	Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning	VA out of scope	Out of Scope	33	Urban - Frankton
803.25		H R Familton	Map 33 - Frankton	Other	Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning	VA out of scope	Out of Scope	33	Urban - Frankton
790.10		Queenstown Lakes District Council	Map 33 - Frankton	Oppose	Rezoned Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.	Accept	Rural Zone	33	Urban - Frankton
408.6		Otago Foundation Trust Board	Map 31a - Queenstown Airport	Oppose	Include all subject land (Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD) within the UGB classification area.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Frankton Flats
408.6	FS1167.9	Peter and Margaret Arnott	Map 31a - Queenstown Airport	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Frankton Flats
408.6	FS1270.35	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Frankton Flats
8.1		Stephen Spence	Map 31 - Lower Shotover	Oppose	Remove the proposed medium density zone and retain rural zoning on the land to the between Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be sympathetic to the style of development of the Quail Rise Zone.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1029.1	Universal Developments Limited	Map 31 - Lower Shotover	Oppose	Universal seeks that those parts of the submission that seek the removal of the proposed Medium Density Residential Zone and retention of Rural Zoning on land between Frankton Ladies Mile Highway and the Quail Rise Zone. be disallowed.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1061.1	Otago Foundation Trust Board	Map 31 - Lower Shotover	Oppose	That the submission is rejected	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1167.1	Peter and Margaret Arnott	Map 31 - Lower Shotover	Oppose	Believes that the land (Lot 1 Deposited Plan 19932 and Section 129 Block I Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management of the land. Seeks that all of the relief sought be declined.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1189.16	Fill Holdings Ltd	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Opposes retention of rural zoning on the basis of the land not being suitable for rural activities and alternative zonings being more appropriate.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1195.15	The Jandel Trust	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Opposes retention of rural zoning on the basis of the land not being suitable for rural activities and alternative zonings being more appropriate.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
8.1	FS1270.72	Hansen Family Partnership	Map 31 - Lower Shotover	Oppose	Opposes. Believes that maintaining rural zoning applicable to the land subject to this submission would be inappropriate for a number of reasons, particularly the efficient use and development of land which is suitable for development for activities other than rural activities. Seeks the submission be disallowed.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
140.2		Ian & Dorothy Williamson	Map 31 - Lower Shotover	Oppose	Opposes the potential rezoning of properties at Frankton Road to Medium Density. Requests that the Council retain the operative low density zoning.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
140.2	FS1189.3	Fill Holdings Ltd		Oppose	Disallow relief sought. There are no traffic grounds that would prevent an alternative zoning of the land.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
140.2	FS1195.2	The Jandel Trust	Map 31 - Lower Shotover	Oppose	Disallow relief sought. There are no traffic grounds that would prevent an alternative zoning of the land.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
380.33		Villa delLago	8.2.11 Objective 11	Other	Site development off State highway 6 should be only perpendicular to the road (like Glenda Drive) and not adjacent to the road, so that large green spaces can still be seen along the road approaches to Queenstown.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
391.10		Sean & Jane McLeod	8.5 Rules - Standards	Oppose	That the area of land opposite Glenda Drive be zoned low density residential instead of medium density due to conflicting with objectives.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
399.7		Peter and Margaret Arnott	8.5.3.1	Oppose	That Rule 8.5.3.1(a) & (b) should be deleted.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
455.1		W & M Grant W & M Grant		Other	Requests that land on Hansen Road / Frankton-Ladies Mile Highway, Frankton, legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 be rezoned from Rural to either a Medium Density Zone with a Visitor Accommodation Overlay, or a zone to allow for commercial activities.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
455.1	FS1092.16	NZ Transport Agency		Oppose	That the submission 455.1 requesting the subject land to be rezoned be disallowed.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile
455.1	FS1340.112	Queenstown Airport Corporation		Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - Ladies Mile

455.2		W & M Grant W & M Grant	Map 33 - Frankton	Other	Requests that land on Hansen Road / Frankton-Ladies Mile Highway, Frankton, legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 be rezoned from Rural to either a Medium Density Zone with a Visitor Accommodation Overlay, or a zone to allow for commercial activities. Seeks to remove the reference to the protected tree #206 from the planning maps of the PDP	Accept	4. Hansen Rd/Frankton-Ladies Mile	33	Urban - Ladies Mile
455.2	FS1270.3	Hansen Family Partnership	Map 33 - Frankton	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept	4. Hansen Rd/Frankton-Ladies Mile	33	Urban - Ladies Mile
455.2	FS1340.113	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Reject	4. Hansen Rd/Frankton-Ladies Mile	33	Urban - Ladies Mile
408.1		Otago Foundation Trust Board		Oppose	Rezone the entire area of the subject site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD) as Medium Density Residential. This is the area north of Frankton Junction Roundabout found on Maps 31 and 31a. Refer to full submission for concept layout plan of subject sites.	Reject	11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.20		Otago Foundation Trust Board		Other	Make amendments as follows: "Dwelling, Residential Unit, Residential Flat RD For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3."		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.20	FS1092.9	NZ Transport Agency	8.4.11	Oppose	That the submission 408.20 requesting the deletion of the bullet point "For land fronting State Highway 6 between Hansen Road and Shotover River, provision of a Traffic Impact Assessment....." be disallowed.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.20	FS1167.23	Peter and Margaret Amott		Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.20	FS1270.49	Hansen Family Partnership		Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.23		Otago Foundation Trust Board		Other	Amendments as follows: "Transport, parking and access design that: (a) Ensure connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive. (b) There is no new vehicular access to the State Highway."		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.23	FS1092.10	NZ Transport Agency	8.5.3.1	Oppose	That the submission 408.23 requesting the deletion of Rule 8.5.3.1 be disallowed.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.23	FS1167.26	Peter and Margaret Amott		Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.23	FS1270.52	Hansen Family Partnership		Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		11. Otago Foundation Trust Board	31	Urban - Ladies Mile
408.24		Otago Foundation Trust Board	8.5.3.3	Other	Amend as follows: "A Traffic Impact Assessment which addresses all of the following: (a) Potential traffic effects to the local and State Highway network (including outlines of consultation with the New Zealand Transport Agency (NZTA) (b) Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA) (c) An access network design via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, and the avoidance of any access to the Stage Highway Network (d) Integration with existing transport networks and cumulative effects of traffic demand with known current or future developments (e) Integration with public access networks (f) Methods of Traffic Demand Management A Landscape Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following: (a) The retention of existing vegetation (where practicable) (b) A minimum of 2 tiered planting (inclusive of tall trees and scrubs) made up of species listed as follows: ... ... (c) Planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years, species locations on the site in order to soften not screen development (d) Use of tree species having a minimum height at maturity of 1.8m (e) Appropriate planting layout which does not limit solar access to new buildings or roads"	Reject	MDR Provisions	31	Urban - Ladies Mile
717.14		The Jandel Trust	8.5.3.1	Oppose	Amend as follows: 8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, or existing access locations. b. There is no new vehicular access to the State Highway Network.	Accept in part	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
717.14	FS1092.24	NZ Transport Agency	8.5.3.1	Oppose	That submission 717.14 be disallowed.		MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
717.15		The Jandel Trust	8.5.3.2	Oppose	Delete Rule 8.5.3.2	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile

719.53		NZ Transport Agency	8.4.11.2	Other	Support and Amend Retain Policy 8.4.11.2 with the following amendment to the 7th bullet point: • Parking and access: safety, and efficiency of the roading network, and impacts to on-street parking and neighbours	Accept in part	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
719.58		NZ Transport Agency	8.5.3	Support	Retain Rules - Standard 8.5.3		MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
719.59		NZ Transport Agency	8.5.3.1	Not Stated	Amend Rules - Standard 8.5.3.1a as follows: a. Ensures connections to the State highway network are only via Hansen Road, the Eastern Access Road Roundabout, and/or Ferry Hill Drive		MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
719.60		NZ Transport Agency	8.5.3.2	Not Stated	Add another traffic impact assessment matter to Rules - Standard 8.5.3.2 as follows: q. Integration with pedestrian and cycling networks, particularly the cross SH6 connections.	Accept in part	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
719.61		NZ Transport Agency	8.5.3.2	Not Stated	Amend Rules - Standard 8.5.3.2c as follows: c. An access network design via Hansen Road, the Eastern Access Road Roundabout, and/or Ferry Hill Drive, and the avoidance of any new access to the State highway network		MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
719.61	FS1167.35	Peter and Margaret Arnott	8.5.3.2	Oppose	Opposes in part. Agrees that it may be impossible for some land owners to comply or obtain access through adjoining properties to such roads and access points. Seeks that the relief sought be disallowed.		MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - Ladies Mile
717.1		The Jandel Trust		Not Stated	The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use zone or Industrial zone as shown on the map attached to this submission.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.1	FS1061.41	Otago Foundation Trust Board		Oppose	That the submission is rejected.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.1	FS1062.1	Ross Copland		Oppose	The submission is deferred until Stage 2 of the review is publicly notified. Alternatively, the submission be disallowed.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.1	FS1189.1	Fil Holdings Ltd		Support	Allow relief sought. Support mixed use zoning of the land.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.10		The Jandel Trust	8.2.11 Objective 11	Not Stated	Amend as follows: 8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential mixed use environment which some is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.10	FS1029.16	Universal Developments Limited	8.2.11 Objective 11	Oppose	Universal seeks that the entire submission be disallowed	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.10	FS1092.23	NZ Transport Agency	8.2.11 Objective 11	Oppose	That submission 717.10 be disallowed.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.10	FS1270.116	Hansen Family Partnership	8.2.11 Objective 11	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.22		The Jandel Trust	Map 31a - Queenstown Airport	Not Stated	The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use zone or Industrial zone as shown on the map attached to this submission.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
717.22	FS1029.28	Universal Developments Limited		Oppose	Universal seeks that the entire submission be disallowed	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
717.22	FS1077.59	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
717.22	FS1167.33	Peter and Margaret Arnott	Map 31a - Queenstown Airport	Support	Supports in part. Agrees that the land (Lot 1 Deposited Plan 19932 and Section 129 Block I Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management. Seeks that this land to be rezoned as Medium Density, Local Shopping Centre or Business Mixed Use zones.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
717.22	FS1270.128	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
717.9		The Jandel Trust	8.2.11.6	Not Stated	Amend as follows: 8.2.11.6 A safe and legible walking and cycle environment is provided that: • links to the external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct and convenient routes • is of a form and layout that encourages walking and cycling • provides a safe and convenient waiting area adjacent to the State Highway, which provides shelter from weather • provides a direct and legible network. Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with this policy.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.9	FS1029.15	Universal Developments Limited	8.2.11.6	Oppose	Universal seeks that the entire submission be disallowed	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.9	FS1092.22	NZ Transport Agency	8.2.11.6	Oppose	That submission 717.9 be disallowed.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
717.9	FS1270.115	Hansen Family Partnership	8.2.11.6	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
719.46		NZ Transport Agency	8.2.11 Objective 11	Support	If this area of land is to be re-zoned Medium Density Residential then this policy should be retained as proposed.	Accept	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
719.46	FS1061.53	Otago Foundation Trust Board	8.2.11 Objective 11	Oppose	That the submission is rejected	Reject	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.13		Fil Holdings Limited	8.5.3.1	Oppose	Amend as follows: 8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, or existing access locations. b. There is no new vehicular access to the State Highway Network.	Reject	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
847.21		Fil Holdings Limited	Map 31a - Queenstown Airport	Not Stated	Amend the zone as sought in this submission. The submitter seeks the rezoning of the site (145 Frankton - Ladies Miles Highway) and wider area to Business Mixed Use zone or Industrial zone, or amending the Medium Density Residential zone provisions.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
847.21	FS1077.74	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile

847.21	FS1195.17	The Jandel Trust		Support	Allow relief sought. Supports the removal of the rural general zoning on the land, a more appropriate zone would be a mixed used zone that provides for residential and lighter industrial/commercial uses. Supports the removal of the ONL boundary through the submitter's property.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.21	FS1270.27	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31a	Urban - UGB Rural - Ladies Mile
847.22		Fill Holdings Limited		Oppose	Amend the zone as sought in the submission. The submitter seeks the rezoning of the site (145 Frankton - Ladies Mile Highway) and wider area to Business Mixed Use zone or Industrial zone, or amending the Medium Density Residential zone provisions.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.22	FS1195.18	The Jandel Trust		Support	Allow relief sought. Supports the removal of the rural general zoning on the land, a more appropriate zone would be a mixed used zone that provides for residential and lighter industrial/commercial uses. Supports the removal of the ONL boundary through the submitter's property.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.8		Fill Holdings Limited	8.2.11 Objective 11	Other	Amend as follows: 8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential mixed use environment which some is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.	Accept in part	4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.8	FS1270.14	Hansen Family Partnership	8.2.11 Objective 11	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		4. Hansen Rd/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
399.4		Peter and Margaret Amott	Map 31a - Queenstown Airport	Oppose	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.	Reject	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.4	FS1077.15	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Accept in part	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.4	FS1270.61	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.4	FS1340.98	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.6		Peter and Margaret Amott	Map 31a - Queenstown Airport	Oppose	That the Outstanding Natural Landscape line be moved in a northerly direction to the northern boundary of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a.	Reject	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.6	FS1061.63	Otago Foundation Trust Board	Map 31a - Queenstown Airport	Support	That the submission is accepted.	Reject	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
399.6	FS1270.63	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	7. Peter and Margaret Amott	31a	Urban - UGB Rural - Ladies Mile
751.3		Hansen Family Partnership	Map 33 - Frankton	Oppose	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.	Reject	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.4		Hansen Family Partnership	Map 31 - Lower Shotover	Oppose	1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and 2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively 3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.	Accept in part	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1061.19	Otago Foundation Trust Board	Map 31 - Lower Shotover	Not Stated	That the part of the submission seeking industrial zoning is rejected, while the parts seeking medium and high density residential zoning be accepted.	Reject	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1092.26	NZ Transport Agency	Map 31 - Lower Shotover	Oppose	That submissions 751.4, 751.5 and 751.6 be disallowed.	Reject	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1167.36	Peter and Margaret Amott	Map 31 - Lower Shotover	Support	Supports in part. Believes that the land (Lot 1 Deposited Plan 19932 and Section 129 Block 1 Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management. Seeks that the land to the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road be rezoned to Medium Density, Business Mixed Use, or Local Shopping Centre zones.	Accept in part	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1189.13	Fill Holdings Ltd	Map 31 - Lower Shotover	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fill land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1195.12	The Jandel Trust	Map 31 - Lower Shotover	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fill land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile
751.4	FS1340.141	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Reject	9. Hansen Family Partnership	31	Urban - UGB Rural - Ladies Mile



751.5		Hansen Family Partnership	Map 31a - Queenstown Airport	Oppose	1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and 2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively 3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.	Accept in part	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1061.20	Otago Foundation Trust Board		Not Stated	That the part of the submission seeking industrial zoning is rejected, while the parts seeking medium and high density residential zoning be accepted.	Accept in part	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1077.62	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport OCB BARNZ opposes the change and asks that the land be retained in its rural zone.	Reject	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1167.37	Peter and Margaret Arnott	Map 31a - Queenstown Airport	Support	Supports in part. Believes that the land (Lot 1 Deposited Plan 19932 and Section 129 Block 1 Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management. Seeks that the land to the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road be rezoned to Medium Density, Business Mixed Use, or Local Shopping Centre zones.	Accept in part	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1189.14	Fil Holdings Ltd	Map 31a - Queenstown Airport	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fil land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept in part	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1195.13	The Jandel Trust	Map 31a - Queenstown Airport	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fil land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept in part	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.5	FS1340.142	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Reject	9. Hansen Family Partnership	31a	Urban - UGB Rural - Ladies Mile
751.6		Hansen Family Partnership	Map 33 - Frankton	Oppose	1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and 2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively 3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.	Accept in part	9. Hansen Family Partnership		Urban - UGB Rural - Ladies Mile
751.6	FS1061.21	Otago Foundation Trust Board	Map 33 - Frankton	Not Stated	That the part of the submission seeking industrial zoning is rejected, while the parts seeking medium and high density residential zoning be accepted.	Reject	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1092.27	NZ Transport Agency	Map 33 - Frankton	Oppose	That submissions 751.4, 751.5 and 751.6 be disallowed.	Reject	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1092.28	NZ Transport Agency	Map 33 - Frankton	Oppose	That submissions 751.4, 751.5 and 751.6 be disallowed.	Reject	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1167.38	Peter and Margaret Arnott	Map 33 - Frankton	Support	Supports in part. Believes that the land (Lot 1 Deposited Plan 19932 and Section 129 Block 1 Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management. Seeks that the land to the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road be rezoned to Medium Density, Business Mixed Use, or Local Shopping Centre zones.	Accept	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1189.15	Fil Holdings Ltd	Map 33 - Frankton	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fil land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept in part	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1195.14	The Jandel Trust	Map 33 - Frankton	Support	Allow relief sought and update zonings along Frankton Highway-Ladies Miles to reflect mixed use activities. Supports that these properties are suitable for non-residential uses on the basis that the land along Frankton Highway-Ladies Miles, including the Fil land, is zoned for mixed use activities. Supports concern regarding reverse sensitivity issues and believes that an alternative zone to Medium Density Residential would be the most appropriate method to address such issues.	Accept in part	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
751.6	FS1340.143	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept	9. Hansen Family Partnership	33	Urban - UGB Rural - Ladies Mile
8.2		Stephen Spence		Oppose	Remove the proposed medium density zone and retain rural zoning on the land to the between Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be sympathetic to the style of development of the Quail Rise Zone.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
8.2	FS1029.2	Universal Developments Limited		Oppose	Universal seeks that those parts of the submission that seek the removal of the proposed Medium Density Residential Zone and retention of Rural Zoning on land between Frankton Ladies Mile Highway and the Quail Rise Zone. be disallowed.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile

8.2	FS1061.2	Otago Foundation Trust Board		Oppose	OFTB opposes the submission as it seeks Rural General Zoning, for the reasons set out in submissions 408.1 - 408.28	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
8.2	FS1167.2	Peter and Margaret Arnott		Oppose	Believes that the land (Lot 1 Deposited Plan 19932 and Section 129 Block I Shotover District) is suitable for Medium Density, Local Shopping Centre or Business Mixed Use zoning to achieve the sustainable management of the land. Seeks that all of the relief sought be declined.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
8.2	FS1189.17	Fil Holdings Ltd	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Opposes retention of rural zoning on the basis of the land not being suitable for rural activities and alternative zonings being more appropriate.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
8.2	FS1195.16	The Jandel Trust	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Opposes retention of rural zoning on the basis of the land not being suitable for rural activities and alternative zonings being more appropriate.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
8.2	FS1270.73	Hansen Family Partnership	Map 31 - Lower Shotover	Oppose	Opposes. Believes that maintaining rural zoning applicable to the land subject to this submission would be inappropriate for a number of reasons, particularly the efficient use and development of land which is suitable for development for activities other than rural activities. Seeks the submission be disallowed.	Accept in part	10. Stephen Spence	31	Urban - UGB Rural - Ladies Mile
408.4		Otago Foundation Trust Board	Map 31a - Queenstown Airport	Other	Rezone the entire area of the subject site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD) as Medium Density Residential. This is the area north of Frankton Junction Roundabout found on Maps 31 and 31a. Refer to full submission for concept layout plan of subject sites. Copied from submission point 408.2.	Reject	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.4	FS1167.7	Peter and Margaret Arnott	Map 31a - Queenstown Airport	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Accept	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.4	FS1270.33	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.4	FS1340.106	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.5		Otago Foundation Trust Board	Map 31a - Queenstown Airport	Oppose	Exclude subject land (Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD) from ONL classification area	Reject	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.5	FS1167.8	Peter and Margaret Arnott	Map 31a - Queenstown Airport	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Accept	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
408.5	FS1270.34	Hansen Family Partnership	Map 31a - Queenstown Airport	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	11. Otago Foundation Trust Board	31a	Urban - UGB Rural - Ladies Mile
828.1		Brett Giddens	Map 31a - Queenstown Airport	Not Stated	Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to <u>Local Shopping Centre Zone</u> or as a secondary option, a more appropriate higher density zone such as: •High Density Residential; •Medium Density Residential; or •Another zone or amended zone that will achieve the outcomes sought in the submission. Any additional or consequential relief of the proposed plan as a result of this submission.	Reject	19. Brett Giddens	31a	Urban - UGB Rural - Ladies Mile
828.1	FS1077.72	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Reject	19. Brett Giddens	31a	Urban - UGB Rural - Ladies Mile
828.1	FS1340.153	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone). QAC opposes the proposed rezoning of this land to medium or high density residential and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Reject	19. Brett Giddens	31a	Urban - UGB Rural - Ladies Mile
177.1		Universal Developments Limited	8.2.11.1	Oppose	Delete policy.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
177.1	FS1061.6	Otago Foundation Trust Board	8.2.11.1	Support	That the submission is accepted.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
408.11		Otago Foundation Trust Board	8.2.11 Objective 11	Other	Make amendments as follows: The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment, with supporting community facilities which is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network and is appropriately serviced.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
408.11	FS1167.14	Peter and Margaret Arnott	Map 31 - Lower Shotover	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
408.11	FS1270.40	Hansen Family Partnership	8.2.11 Objective 11	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
408.25		Otago Foundation Trust Board	8.5.8	Other	If the Rural Zoning (within the Outer Control Boundary) is retained, support an exception to the minimum boundary setback rule so an additional 1.5 m of land is not lost from the development potential for the site (i.e. Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile

408.25	1167.28	Peter and Margaret Arnott	8.5.8	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Accept	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
408.25	1270.54	Hansen Family Partnership	8.5.8	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Reject	MDR Provisions - Hansen Road/Frankton-Ladies Mile	31	Urban - UGB Rural - Ladies Mile
847.14		Fill Holdings Limited	8.5.3.2	Oppose	Delete rule 8.5.3.2	Accept in Part		31	Urban - UGB Rural - Ladies Mile
338.4		Middleton Family Trust		Other	Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Bk XXI Shotover SD, Sec 93 Bk II Shotover SD, Secs 43- 45, 52-55, 60 Bk II Shotover SD, Pt Sec 47 Bk II Shotover SD, Pt sec 123 & 124 Bk I Shotover SD, and Secs 130-132 Bk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB: Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning (copied from Submission Point 338.2); AND Apply an urban growth boundary to the land zoned low density residential, as defined by Attachment B to the submission.	Reject	13. Middleton Family Trust		UGB line Ferry Hill
338.4	FS1270.77	Hansen Family Partnership		Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Reject	13. Middleton Family Trust		UGB line Ferry Hill
338.4	FS1289.26	Oasis In The Basin Association		Oppose	The whole of the submission be allowed.	Accept	13. Middleton Family Trust		UGB line Ferry Hill
338.4	FS1340.81	Queenstown Airport Corporation		Oppose	OAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on OAC over the longer term. The proposed rezoning request should not be accepted.	Accept	13. Middleton Family Trust		UGB line Ferry Hill
338.4	FS1372.4	H.I.L Limited		Oppose	All of the relief sought be declined. The land the subject of the submission is not suitable for the zoning proposed given its location and characteristics."	Accept	13. Middleton Family Trust		UGB line Ferry Hill
425.2		F.S Mee Developments Co Ltd	Map 37 - Kelvin Peninsula	Oppose	That the area identified on the attached Structure Plans be re-zoned as indicated to Medium Density, Local Shopping Centre or Low Density as indicated.	Accept in part	11. Otago Foundation Trust Board	37	Urban - Kelvin Heights
425.2	FS1328.1	Lakeland Park Christian Camp Trustees	Map 33 - Frankton	Oppose	Opposes. Agrees that some mitigation of the effects of this proposal on the existing use rights of LPC would be achieved by providing a substantial buffer zone between LPC and the development including substantial embankments to reduce noise impacts on neighbours, substantial planting to reduce visual aspects and provide privacy for both neighbours and campers and substantial fencing to secure the properties of both neighbours and the LPC site.	Reject	12. Woodlot Properties	37	Urban - Kelvin Heights
425.2	FS1039.1	Lakeland Park Christian Camp	Map 37 - Kelvin Peninsula	Oppose	Some mitigation of the effects of this proposal on the existing use rights of LPC would be achieved by providing a substantial buffer zone between LPC and the development including the following: - Substantial embankment (bundling) to reduce noise impacts on neighbours - Substantial planting to reduce visual aspects and provide privacy for both neighbours and campers - Substantial fencing to secure the properties of both neighbours and the LPC site.	Reject	25. Land Information New Zealand	37	Urban - Kelvin Heights
425.2	FS1168.2	Ainslie Byars	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1169.2	Diane Margaret Cade	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1171.2	Dean Rennie Carleton	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1173.2	Gerard Bligh	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1174.2	Valerie Carter	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1175.2	AE & C.J Brazier	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1176.2	William and Jill Clissold	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1178.2	Trevor Burton	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1180.2	Lyndon Thomas	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1181.2	Donald Byars	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1184.1	Peth & James Gillingham & Berry	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1185.2	Virginie Vandenhove	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1187.2	Margurite Beverley Henderson	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1188.2	Jan Marten Kingma	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1190.2	Jan Nelson	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1194.2	Christine McIntosh	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1196.2	Roger Mcrae	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1199.2	Alan Stuart Nelson	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1201.2	Hilary O'Hagan	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights

425.2	FS1204.2	Suzanne Shaw	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1205.2	Sharon Payne	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1213.2	Geoffrey Leslie Matthews	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1230.2	James O'Hagan	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1233.2	Jason Payne	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1240.2	Warwick and Angela Lange	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1243.2	Pascale Lorre	Map 37 - Kelvin Peninsula	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1269.2	Henley Downs Land Holdings Limited	Map 37 - Kelvin Peninsula	Support	Supports the proposed new areas of low and medium density residential zone on the basis the residential zone boundary follows natural topographic features rather than cadastral boundaries, including to extend south of the southern boundary. Seeks that the submission be allowed to the extent it is consistent with the reasons set out within this further submission.	Accept	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1277.125	Jacks Point Residents and Owners Association	Map 37 - Kelvin Peninsula	Oppose	Opposes in part. Believes that the proposal will result in adverse effects on the amenity values for residents within Jacks Point, including from light spill. Seeks this submission be disallowed unless adverse effects on amenity values for Jacks Point Residents, including from light spill onto neighbouring land can be avoided.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1328.2	Lakeland Park Christian Camp Trustees	Map 37 - Kelvin Peninsula	Oppose	Opposes. Agrees that some mitigation of the effects of this proposal on the existing use rights of LPC would be achieved by providing a substantial buffer zone between LPC and the development including substantial embankment to reduce noise impacts on neighbours, substantial planting to reduce visual aspects and provide privacy for both neighbours and campers and substantial fencing to secure the properties of both neighbours and the LPC site.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.2	FS1340.108	Queenstown Airport Corporation	Map 37 - Kelvin Peninsula	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Reject	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.3		F.S Mee Developments Co Ltd	Map 37 - Kelvin Peninsula	Oppose	That the area identified on the attached Structure Plans be re-zoned as indicated to Medium Density, Local Shopping Centre or Low Density as indicated.	Accept in part	28. Bonisch Consultants	37	Urban - Kelvin Heights
425.4		F.S Mee Developments Co Ltd	Map 37 - Kelvin Peninsula	Oppose	That the area identified on the attached Structure Plans be re-zoned as indicated to Medium Density, Local Shopping Centre or Low Density as indicated.	Accept in part	28. Bonisch Consultants	37	Urban - Kelvin Heights
533.1		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Oppose	Amend Map 33 as follows:  Relocate the boundary of the ONL dividing the Kawarau Falls Station HDR Zone from the Subject Land Rural Zone so as to align with the current UGB line on the eastern edge of the Subject Land.  Ensure that this relocation coincides with the road boundaries so as to not partially capture one title within two landscape classifications	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.1	FS1036.1	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.1	FS1352.7	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.2		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Oppose	Amend Map 33 to re-zone the area of land hatched on the map attached to this submission from rural to High Density Residential. the land is generally located between Kingston Road SH6 and Peninsula Road.	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.2	FS1036.2	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.2	FS1078.1	Kelvin Peninsula Community Association	Map 33 - Frankton	Not Stated	The submission should be disallowed due to us not wanting the rezoning of the site to Business Mixed Use	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.2	FS1340.124	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.2	FS1352.8	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights

533.3		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Not Stated	In the alternative to submission point 533.2, re-zone the area of land hatched on the map attached to this submission as Medium Density Residential.	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.3	FS1036.3	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.3	FS1340.125	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.3	FS1352.9	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.4		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Oppose	In the alternative to submission point 533.3, re-zone the area of land hatched on map attached to this submission as Low Density Residential.	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.4	FS1036.4	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.4	FS1340.126	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.4	FS1352.10	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.5		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Not Stated	In the alternative to submission point 533.3, re-zone the area of land hatched on the map attached to this submission as Business Mixed Use;	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.5	FS1036.5	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.5	FS1340.128	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.5	FS1352.11	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.6		Winton Partners Funds Management No. 2 Limited	Map 33 - Frankton	Oppose	In the alternative to submission point 533.3, re-zone the area of land hatched on the map attached to this submission as any alternative zoning/ sub-zoning, or overlay which will achieve the same outcomes as listed in the reasons column and which would achieve appropriate use and development of this Subject Land.	Reject	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.6	FS1036.6	Sharpe Family Trust	Map 33 - Frankton	Support	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural Zoning be kept on this land and that it be maintained and kept as a reserve, as the property legal description refers to it as "reserve". Oppose amending Map 33 to be re-zoned as High Density Residential or Medium Density Residential or Low Density Residential or as Business Mixed Use. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights

533.6	FS1340.127	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
533.6	FS1352.12	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought or alternatively consider a different zone than that sought by the submitter	Accept	24. Winton Partners	33	Urban - UGB Rural - Kelvin Heights
661.3		Land Information New Zealand	Map 31a - Queenstown Airport	Oppose	That the Outstanding Natural Landscape line as shown on Proposed Planning Maps 31a and 33 is adjusted to align with the Urban Growth Boundary, excluding the land at Section 2 Survey Office Plan 448337, described by the submitters as the Peninsula Road site, from the Outstanding Natural Landscape.	Reject	25. Land Information New Zealand	31a	Urban - UGB Rural - Kelvin Heights
661.3	FS1036.8	Sharpe Family Trust	Map 31a - Queenstown Airport	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural zoning be retained on this land and that it be maintained and kept as a reserve as the property description refers to it as "reserve". Oppose amending the map to be rezoned as Low Density Residential. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	25. Land Information New Zealand	31a	Urban - UGB Rural - Kelvin Heights
661.4		Land Information New Zealand	Map 33 - Frankton	Oppose	That the Outstanding Natural Landscape line as shown on Proposed Planning Maps 31a and 33 is adjusted to align with the Urban Growth Boundary, excluding the land at Section 2 Survey Office Plan 448337, described by the submitters as the Peninsula Road site, from the Outstanding Natural Landscape.	Reject	25. Land Information New Zealand	33	Urban - UGB Rural - Kelvin Heights
661.4	FS1036.9	Sharpe Family Trust	Map 33 - Frankton	Oppose	Seek that the Outstanding Natural Landscape status of this land be revoked. Seek that Rural zoning be retained on this land and that it be maintained and kept as a reserve as the property description refers to it as "reserve". Oppose amending the map to be rezoned as Low Density Residential. There should be a geological report done of the land directly across from the eastern side of our boundary at No 48 Peninsula Road, and to the eastern boundary of the subject site. The reason for this being that when Frank Mee applied to subdivide three sections across the road, only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the Council at the time disallowed the third eastern site. It could well be that the eastern part of the subject land is not suitable for subdivision due to instability.	Accept	25. Land Information New Zealand	33	Urban - UGB Rural - Kelvin Heights
661.6		Land Information New Zealand	Map 31a - Queenstown Airport	Oppose	That the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as the Peninsula Road site, is zoned Low Density Residential rather than Rural and that Planning Maps 31a and 33 are amended accordingly.	Reject	25. Land Information New Zealand	31a	Urban - UGB Rural - Kelvin Heights
661.6	FS1077.57	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its rural zone.	Accept	25. Land Information New Zealand	31a	Urban - UGB Rural - Kelvin Heights
661.6	FS1340.132	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	25. Land Information New Zealand	31a	Urban - UGB Rural - Kelvin Heights
661.7		Land Information New Zealand	Map 33 - Frankton	Oppose	That the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as the Peninsula Road site, from the Outstanding Natural Landscape is zoned Low Density Residential rather than Rural and that Planning Maps 31a and 33 are amended accordingly.	Reject	25. Land Information New Zealand	33	Urban - UGB Rural - Kelvin Heights
661.7	FS1340.133	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	25. Land Information New Zealand	33	Urban - UGB Rural - Kelvin Heights
429.1		F.S Mee Developments Co Ltd	Map 33 - Frankton	Oppose	That the area identified on the attached Structure Plan be rezoned from Low Density Residential to High Density Residential	Reject	26. F S Mee Developments Co Ltd	33	Urban - UGB Rural - Kelvin Heights
429.1	FS1007.1	Barry Thomas	Map 33 - Frankton	Oppose	I seek that part of the residential application be approved, but not the shopping.	Accept	26. F S Mee Developments Co Ltd	33	Urban - UGB Rural - Kelvin Heights
429.1	FS1078.2	Kelvin Peninsula Community Association	Map 33 - Frankton	Support	Allowed but with all required upgrades be at the cost of the developer	Reject	26. F S Mee Developments Co Ltd	33	Urban - UGB Rural - Kelvin Heights
429.1	FS1340.109	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	26. F S Mee Developments Co Ltd	33	Urban - UGB Rural - Kelvin Heights
429.1	FS1352.13	Kawarau Village Holdings Limited	Map 33 - Frankton	Oppose	Disallow relief sought	Accept	26. F S Mee Developments Co Ltd	33	Urban - UGB Rural - Kelvin Heights
425.1		F.S Mee Developments Co Ltd	Map 33 - Frankton	Oppose	That those areas identified on the attached Structure Plans be re-zoned as Medium Density Residential, Local Shopping Centre or Low Density as specified.	Accept in part	28. Bonisch Consultants	33	Urban - UGB Rural - Kelvin Heights
425.1	FS1078.3	Kelvin Peninsula Community Association	Map 33 - Frankton	Oppose	We request that a dairy or something of similar size be approved, not a shopping precinct and that all required upgrade of infrastructure be paid for by the developer	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1168.1	Ainslie Byars	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1169.1	Diane Margaret Cade	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1171.1	Dean Rennie Carleton	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1173.1	Gerard Bligh	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1174.1	Valerie Carter	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1175.1	AE & CJ Brazier	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1176.1	William and Jill Clissold	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1178.1	Trevor Burton	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights



425.1	FS1180.1	Lyndon Thomas	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1181.1	Donald Byars	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1184.2	Peth & James Gillingham & Berry	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1185.1	Virginie Vandenhove	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1187.1	Margurite Beverley Henderson	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1188.1	Jan Marten Kingma	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1190.1	Jan Nelson	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1194.1	Christine McIntosh	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1196.1	Roger Mcrae	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1199.1	Alan Stuart Nelson	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1201.1	Hilary O'Hagan	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1204.1	Suzanne Shaw	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1205.1	Sharron Payne	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1213.1	Geoffrey Leslie Matthews	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1230.1	James O'Hagan	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1233.1	Jason Payne	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1240.1	Warwick and Angela Lange	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1243.1	Pascale Lorre	Map 33 - Frankton	Oppose	Seek the whole submission be disallowed specifically that the structure plan submitted be rejected and that the zoning within the operative plan be retained.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1269.1	Henley Downs Land Holdings Limited	Map 33 - Frankton	Support	Supports the proposed new areas of low and medium density residential zone on the basis the residential zone boundary follows natural topographic features rather than cadastral boundaries, including to extend south of the southern boundary. Seeks that the submission be allowed to the extent it is consistent with the reasons set out within this further submission.	Accept in part	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1277.124	Jacks Point Residents and Owners Association	Map 33 - Frankton	Oppose	Opposes in part. Believes that the proposal will may result in adverse effects on the amenity values for residents within Jacks Point, including from light spill. Seeks this submission be disallowed unless adverse effects on amenity values for Jacks Point Residents, including from light spill onto neighbouring land can be avoided.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
425.1	FS1340.107	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Reject	28. Bonisch Consultants	37	Urban - UGB Rural - Kelvin Heights
177.9		Universal Developments Limited	Map 34 - Fernhill and Sunshine Bay	Support	Confirm the identified medium density zones.	Reject	3. General Submissions in Support/Opposition of the Zone		Urban - Fernhill
177.9	FS1061.14	Otago Foundation Trust Board	Map 34 - Fernhill and Sunshine Bay	Support	That the submission is accepted.	Accept	3. General Submissions in Support/Opposition of the Zone	34	Urban - Fernhill
177.9	FS1189.9	Fil Holdings Ltd	Map 34 - Fernhill and Sunshine Bay	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Accept	3. General Submissions in Support/Opposition of the Zone	31	Urban - Fernhill
177.9	FS1195.8	The Jandel Trust	Map 34 - Fernhill and Sunshine Bay	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Accept	3. General Submissions in Support/Opposition of the Zone	31	Urban - Fernhill
177.9	FS1271.13	Hurtell Proprietary Limited and others	Map 34 - Fernhill and Sunshine Bay	Support	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District. Seeks that local authority approve the areas identified as MDR zone.	Reject	3. General Submissions in Support/Opposition of the Zone	31	Urban - Fernhill
751.1		Hansen Family Partnership	Map 31 - Lower Shotover	Oppose	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.	Reject	9. Hansen Family Partnership	31	Rural - EDGE OF UGB - Frankton Road
751.1	FS1061.18	Otago Foundation Trust Board	Map 31 - Lower Shotover	Support	That the submission is accepted.	Reject	9. Hansen Family Partnership	31	Rural - EDGE OF UGB - Frankton Road
467.1		Mr Scott Conway	Map 31 - Lower Shotover	Not Stated	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	11. Otago Foundation Trust Board	31	Rural - EDGE OF UGB - Frankton Road

501.4		Woodlot Properties Limited	Map 31 - Lower Shotover	Not Stated	opposes the proposed current positioning of the ONL line as it extends across the southeastern side of Ferry Hill, west of Trench Hill Road, as identified on Planning Map 31 – Lower Shotover. Requests that the proposed ONL line be amended to the higher position along the southeastern side of Ferry Hill, specifically as shown on the attached map to submission 501. Seeks that the Urban Growth Boundary (UGB) line be shifted to south to align with the ONL line in order to restrict further development of this area and protect the landscape value of Ferry Hill.	Reject	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
501.4	FS1102.4	Bob and Justine Cranfield	Map 31 - Lower Shotover	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Accept	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
501.4	FS1189.11	Fill Holdings Ltd	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.	Accept	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
501.4	FS1195.10	The Jandel Trust	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.	Accept	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
501.4	FS1270.84	Hansen Family Partnership	Map 31 - Lower Shotover	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Reject	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
501.4	FS1289.4	Oasis In The Basin Association	Map 31 - Lower Shotover	Oppose	The whole of the submission be allowed.	Accept	12. Woodlot Properties	31	Rural - EDGE OF UGB - Frankton Road
310.4		Jon Waterston	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Other	Submitter supports the landscape classification line location where it crosses the subject land.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	13. Middleton Family Trust	13	Rural - EDGE OF UGB - Frankton Road
338.2		Middleton Family Trust	Map 31 - Lower Shotover	Oppose	Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 & 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.2	FS1117.45	Remarkables Park Limited	Map 31 - Lower Shotover	Support	Support the proposed rezoning; the land is capable of providing a long term location for airport facilities.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.2	FS1270.75	Hansen Family Partnership		Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.2	FS1289.24	Oasis In The Basin Association	Map 31 - Lower Shotover	Oppose	The whole of the submission be allowed.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.2	FS1340.79	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.2	FS1372.2	H.I.L Limited		Oppose	All of the relief sought be declined. The land the subject of the submission is not suitable for the zoning proposed given its location and characteristics."	Accept	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.5		Middleton Family Trust		Oppose	Oppose the landscape line and request the landscape line boundary be amended to reflect that approved by Environment Court decision C169/2000.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.5	FS1097.150	Queenstown Park Limited		Support	Support for the reasons outlined in QPL's primary submission.	Reject	13. Middleton Family Trust	31	Rural - EDGE OF UGB - Frankton Road
338.5	FS1372.5	H.I.L Limited		Oppose	All of the relief sought be declined. The land the subject of the submission is not suitable for the zoning proposed given its location and characteristics."	Accept	13. Middleton Family Trust	31	UGB line Ferry Hill
396.4		James Canning Muspratt		Oppose	Submitter opposes the zoning of part of the submitter's land (legally described as Lot 1 and 2 DP 486552) being that part of the land west and north of the Outstanding Natural Landscape line shown in proposed planning Map 31 and submits it is rezoned to Rural Residential. Copied from points 396.2 and 396.3.	Accept in part	14. James Canning Muspratt	31	Rural - EDGE OF UGB - Frankton Road
476.2		Keith Hindle & Dayle Wright	Map 31 - Lower Shotover	Other	Opposes the proposed zoning of the submitters property at Tucker Beach Road, Lower Shotover (Lot 13 DP 351483 and Lot 1 DP 454484) (and those adjoining properties as identified in Attachment 1 of the submission) as Rural and Rural Lifestyle identified on Planning Map 31 – Lower Shotover. Requests that this land be re-zoned to Rural Residential zone with a minimum lot size of 3000m2. Amend proposed Planning Map 31 – Lower Shotover to identify the specific area identified within Attachment 1: Proposed Rural Residential Zone Location Map	Accept in part	15. Keith Hindle and Dayle Wright	31	Rural - EDGE OF UGB - Frankton Road
318.1		Bruce Grant	Map 31 - Lower Shotover	Other	Rezone from rural to low density residential and include the land within the urban growth boundary. Support the outstanding natural landscape line as proposed.	Accept in part (landscape line)	23. Bruce Grant	31	Rural - EDGE OF UGB - Frankton Road
318.1	FS1340.72	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	23. Bruce Grant	31	Rural - EDGE OF UGB - Frankton Road
434.2		Bruce Grant	Map 31 - Lower Shotover	Other	Seeks to amend the Frankton – Queenstown Urban Growth Boundary line so as to include the subject land legally described as Lot 6 DP 345807 (valuation 2910326713) Lot 7 DP 345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712) Seeks modify the PDP to rezone the subject land from Rural Zone to Low Density Residential Zone. SUPPORTS the inclusion of the subject land within the Outstanding Natural Landscape, Landscape Classification ("ONL").	Accept in part (landscape line)	23. Bruce Grant	31	Rural - EDGE OF UGB - Frankton Road



434.2	FS1340.110	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	23. Bruce Grant	31	Rural - EDGE OF UGB - Frankton Road
434.4		Bruce Grant		Support	SUPPORTS the inclusion of the subject land legally described as Lot 6 DP 345807 (valuation 2910326713) Lot 7 DP 345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712) as shown on Map 31 within the Outstanding Natural Landscape, Landscape Classification ("ONL").	Accept	23. Bruce Grant	31	Rural - EDGE OF UGB - Frankton Road
310.1		Jon Waterston	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		13	Rural - EDGE OF UGB - Frankton Road
310.2		Jon Waterston	Map 31 - Lower Shotover	Other	Submitter supports the landscape classification line location where it crosses the subject land (being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336).	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
473.1		Mr Richard Hanson		Not Stated	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover.  Opposes the proposed Rural Zoning of the subject land identified in the submission.  Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
473.2		Mr Richard Hanson	Map 31 - Lower Shotover	Not Stated	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover.  Opposes the proposed Rural Zoning of the subject land identified in the submission.  Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
473.4		Mr Richard Hanson		Not Stated	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
473.5		Mr Richard Hanson		Not Stated	Adopt the Rural Residential Proposed provisions within Chapter 22 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
500.1		Mr David Broomfield	Map 31 - Lower Shotover	Other	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 - Lower Shotover. Requests that proposed Planning Map 31 - Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
501.17		Woodlot Properties Limited	Map 31 - Lower Shotover	Other	Opposes the proposed rural zoning of land identified on Planning Map 31 and is within close proximity to other rural living/residential area. Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Requests that Proposed Planning Map 31 is amended to change the zoning of the area identified on the attached map (generally located adjacent to Hansen Road and east of Quail Rise) to Rural Residential and/or Rural Lifestyle.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
501.17	FS1112.1	Middleton Family Trust (Arnold Andrew Middletonm Isabella Gladys Middletonm Webb Farry Nominees Ltd & Steward Parker	Map 31 - Lower Shotover	Oppose	That the part of the submission that relates to land outlined in yellow on the plan contained in Attachment C to submission 501 be disallowed.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
501.17	FS1270.97	Hansen Family Partnership	Map 31 - Lower Shotover	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
501.17	FS1289.17	Oasis In The Basin Association	Map 31 - Lower Shotover	Oppose	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)		31	Rural - EDGE OF UGB - Frankton Road
751.2		Hansen Family Partnership	Map 31a - Queenstown Airport	Oppose	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.	Reject	9. Hansen Family Partnership	31	Rural - EDGE OF UGB - Ladies Mile
48.3		Kerr Ritchie Architects	Map 33 - Frankton	Other	Rezoned the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural as shown on planning map 33 to Low Density Residential.	Reject	27. Kerr Ritchie Architects	33	Rural - EDGE OF UGB - Kelvin Heights
48.3	FS1340.54	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept	27. Kerr Ritchie Architects	33	Rural - EDGE OF UGB - Kelvin Heights