

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Report and recommendations of Independent Commissioners
regarding mapping of Wakatipu Basin and Arrowtown
(includes Stage 1 submissions not previously heard)

Report 18.2 – Mapping Introduction

Commissioners

Denis Nugent (Chair)

Rachel Dimery

Trevor Robinson

Quentin Smith

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1. Introduction

1.1 Background and approach

1. Report 18.1 sets out our recommendations regarding Chapter 24. It provides an overview of the general approach taken¹, including the zoning principles which we considered, where relevant, in preparing our recommendations on submissions.
2. The abbreviations used in this report are those used in Report 18.1.
3. When the Stream 13 Hearing Panel made recommendations on the mapping submissions in the Queenstown area in Stage 1, those submissions relating to land within the Wakatipu Basin, including Arrowtown, and on the Crown Terrace were deferred to be heard with submissions on the zonings within the Wakatipu Basin notified in Stage 2. The Stream 13 Panel also deferred any recommendations on parts of property holdings around the edges of the Wakatipu Basin where the property was subject to a Stage 1 zoning (generally Rural), but in part subject to a Stage 2 zone. It also included the land within ONLs or ONFs within the Wakatipu Basin notified in Stage 1 (such as Slope Hill, Lake Hayes and Morven Hill).
4. A consequence of this situation is that, while our reports and recommendations are focused on those sites subject to submissions, we also recommend that the Council confirm the zoning of land which was notified in August 2015, but not subject to either submissions or decisions on Stage 1 zoning in May 2018, nor subject to a Stage 2 zoning notified in November 2017. These areas are included in the set of Planning Maps, which will accompany these reports when the Council considers our recommendations, but not specifically identified in these reports. The extent of the area at issue is shown on Figure 1 below.
5. We also note that some parts of the Wakatipu Basin were rezoned one of the Open Space and Recreation Zones in Stage 2. These areas included Coronet Forest and reserve lands on the banks of the Shotover and Kawarau Rivers. Submissions on those zonings have been heard and dealt with in Stream 15 (Report 19.6). In addition, submissions lodged by Bridesdale Farm Developments Limited² seeking the rezoning of the river flats portion of the Bridesdale land has been dealt with in Stream 15, while those parts of the same submissions seeking relocation of the ONL boundary and rezoning for urban purposes have been dealt with in these reports (Report 18.11).

1.2 Structure of the Mapping Reports

6. We were grateful to the Council staff for their detailed analysis of submissions presented in their Section 42A Reports. We did, however, form the view that analysing submissions by Landscape Character Unit (LCU) resulted in some unnecessary duplication. For example, the X-Ray Trust Limited and Avenue Trust³ submission related to land in two adjoining LCUs. For this reason, we have grouped our recommendations according to the areas we describe below, as shown in Figure 1. We have prepared a separate report (Reports 18.3 -18.11 inclusive) for each of the nine areas shown on Figure 1. There remain a few instances where submissions straddle two different areas

¹ See Section 2

² Submissions 655 and 2391

³ Submission 2619

based on our groupings. Where this is the case, we have noted this at the start of each report and have referred the reader to the report the submission is addressed in.

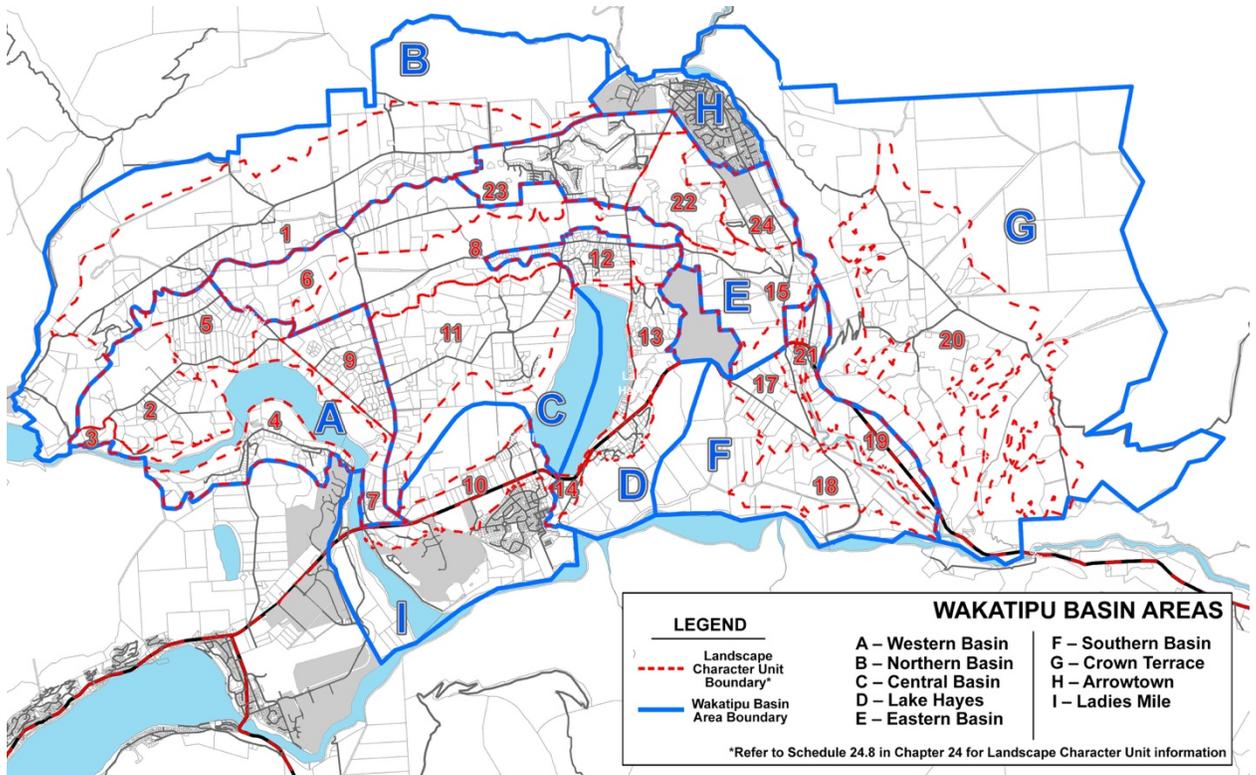


Figure 1: Areas used when considering submissions

7. A total of 272 submissions sought map amendments in this Hearing Stream. Of those, 146 were submissions lodged in Stage 1 that had not been heard pending the notification of Stage 2. While many of those submissions were overtaken by the introduction of the Rural Amenity Zone and the Lifestyle Precinct, there remained Stage 1 submissions on the following:
 - a. Location of ONL/ONF boundaries;
 - b. Location of Urban Growth Boundaries;
 - c. Zoning of land within and adjacent to the urban area of Arrowtown not affected by Stage 2; and
 - d. Zoning of land either side of Ladies Mile, in Lake Hayes Estate, and along the true left bank of the Kawarau River, that was not affected by Stage 2 zonings.

8. Submissions relating to zoning, the location of boundaries for ONLs and ONFs and the location of mapped Landscape Features are discussed within the report that corresponds with each area (e.g. submissions relating to Area A – Western Basin are discussed in Report 18.3). We note that we have recommended a name change for Landscape Features to Escarpment, Ridgeline and River Cliff Features. The reasons for this change are explained in Report 18.1. To avoid confusion, we have continued to refer to Landscape Features in our discussion in this report and Reports 18.3 -18.11.

9. In considering each group of submissions, we have carefully considered the submissions and evidence presented at the hearing. As outlined in Report 18.1, in cases where the submission did not contain supporting material and no evidence was presented at the hearing, we have generally recommended the submission be rejected unless evidence was presented by Council officers on which to base our recommendations. Where the Council officers recommended acceptance of such submissions, we have discussed them in the relevant report. Otherwise, our recommendations on the submissions for which we received no supporting evidence (and any relevant further submissions) are set out in Appendix 1 to this report and we discuss them no further.
10. Within each of Reports 18.3 to 18.11 we discuss the submissions in groups as far as possible, as frequently we were faced with several submissions seeking zoning amendments on adjacent sites.

1.3 Statutory framework

11. We have followed the approach outlined in Section 2.1 of Report 18.1 in considering the submissions.
12. The PDP is required to give effect to any relevant national policy statements. We have discussed the NPSFM and NPSET in Report 18.1 (in Sections 2.8 and 3 respectively). The NPSUDC is also relevant to our assessment of a limited number of submissions. These submissions relate to land where urban zonings are sought: variously, on the margins of the Arrowtown urban area, in the Ladies Mile area, west of the Shotover River and at Ayrburn Farm (Reports 18.10, 18.11, 18.3 and 18.5 respectively).
13. We heard no expert evidence disputing Ms Vanstone's assessment⁴ that the PDP meets the requirements of the NPSUDC in terms of its provision of total feasible development capacity⁵. We are therefore satisfied that irrespective of the recommended zoning of land that we are considering, the NPSUDC has already been given effect to through the decisions on Stage 1 of the PDP.

2. Overall comments

14. As we discussed in Report 18.1⁶, we are of the view that the cumulative effect of amending the zoning pattern, so as to apply a materially greater area of Precinct to land within the Wakatipu Basin than that notified, would erode the rural character and amenity values of the Wakatipu Basin and undermine the PDP Strategic Direction set out in Chapters 3, 4 and 6. The tipping point at which the cumulative effects would become too much was an important consideration for us.
15. In broad terms, the areas we recommend be rezoned Precinct have been concentrated in areas that are able to absorb a degree of change. In arriving at our recommendations, we consider it is important to maintain the interplay between openness and built form. It did not follow that every piece of land capable of absorbing further development has been recommended to be rezoned. As we noted in Report 18.1, we have assessed in every case whether the overall tipping point for the Basin would be reached, and if not, whether a tipping point for the local discrete area would be reached.

⁴ A Vanstone, Section 42A Report at [5.10] discussing submissions 451, 492, 655 (Ladies Mile)

⁵ A Vanstone, Section 42A Report at [5.11 to 5.13]

⁶ In Section 2.1

16. Our approach to submissions seeking site-specific zonings is as set out in Section 2.3 of Report 18.1. We have set out in Section 2.8 of Report 18.1 our assessment of how intensification of land uses in the catchment of Lake Hayes should be approached, and in Section 2.9 of Report 18.1, how we approached effects of increased traffic likely to be consequential on any increase in development. We do not repeat all that here or in Reports 18.3 to 18.11, but all those factors form part of our reasoning.

3. Recommendations

17. Our recommended changes to the PDP maps are set out in detail in Reports 18.3 – 18.11 that accompany this report. We have not reproduced our recommendations on zoning and map notations here.
18. Our reports also provide comment on various anomalies and strategic issues for Council's consideration. For convenience, we have identified those issues below, together with our recommendations on these issues:
 - a. In Section 2.6 of Report 18.1, we identify a scope issue arising from amendments to ONL and ONF boundaries. As a result of our recommendations, small areas of land on the Wakatipu Basin planning maps will be zoned Rural with a Rural Character Landscape notation.⁷ We recommend that Council consider promulgating a variation to rezone the land affected as Rural Amenity Zone where appropriate.
 - b. In Section 3.6 of Report 18.1, we discuss the potential for the restricted discretionary activity status of subdivision and development in the Precinct to be treated as a de facto controlled activity. We recommend Council consider developing a set of non-statutory guidelines for subdivision design in the Wakatipu Basin Lifestyle Precinct.
 - c. In Report 18.6, we note there is a small area of land zoned Rural Residential within the ONL. We recommend that Council consider including this as any other such anomalies in future variations to the district plan.
 - d. In Report 18.7, we discuss the land on McDonnell Road in LCU24 South Arrowtown.⁸ We observe that the location of the urban growth boundary on McDonnell Road is problematic given the development of the Arrowtown Retirement Village. We recommend Council undertake a structure planning exercise in this area.
 - e. In Report 18.10, we discuss the zoning of the Arrow Irrigation Depot at 31 Bush Creek Road⁹. We recommend that Council include this land in Stage 3 of the review of the District Plan.
 - f. In Report 18.11, we discuss the zoning of the land along Ladies Mile. We recommend Council complete the structure planning of this area and promote a variation to the district plan to give effect to the structure plan. We observe that the community would benefit from greater transparency on the likely sequencing and timing of future urban development in this area.

⁷ See recommendations on ONL/ONF boundaries in Reports 18.4, 18.6, 18.8, 18.9

⁸ See Section 3

⁹ See Section 3

For the Hearing Panel

A handwritten signature in blue ink, appearing to read "Nugent". The signature is written in a cursive style with a large initial 'N'.

Denis Nugent, Chair

Dated: 15 February 2019

Appendix 1: Recommendations on Submissions and Further Submissions on Mapping Where Submitter did not Appear

Part A: Submissions

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--|--------------------------------------|
| 25.1 | Mrs S M Speight | Reject |
| 37.1 | Olga Thomas | Reject |
| 88.2 | Queenstown Lakes Community Housing Trust | Accept in part |
| 99.1 | Elizabeth Winstone | Reject |
| 132.2 | Rupert & Elizabeth Le Berne Illes | Reject |
| 132.5 | Rupert & Elizabeth Le Berne Illes | Reject |
| 154.1 | Neralie Macdonald | Reject |
| 155.1 | Linsey Whitchurch- Kopa | Reject |
| 177.6 | Universal Developments Limited | Accept |
| 177.7 | Universal Developments Limited | Accept |
| 180.2 | Nigel Ker | Accept |
| 181.1 | Alistair and Christine Thomas | Reject |
| 181.2 | Alistair and Christine Thomas | Reject |
| 189.1 | Anne Gormack | Reject |
| 190.1 | Angus Small | Reject |
| 190.2 | Angus Small | Reject |
| 199.10 | Craig Douglas | Reject |
| 199.11 | Craig Douglas | Reject |
| 199.16 | Craig Douglas | Reject |
| 199.22 | Craig Douglas | Reject |
| 199.9 | Craig Douglas | Reject |
| 204.1 | Arthur Gormack | Reject |
| 204.2 | Arthur Gormack | Reject |
| 210.1 | John Lindsay | Reject |
| 210.2 | John Lindsay | Reject |
| 221.2 | Susan Cleaver | Accept in part |

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--|--------------------------------------|
| 221.6 | Susan Cleaver | Accept in part |
| 239.2 | Don Moffat | Reject |
| 239.4 | Don Moffat | Reject |
| 244.1 | Tania Flight | Accept in part |
| 244.3 | Tania Flight | Accept in part |
| 261.2 | June Watson | Reject |
| 264.1 | Philip Winstone | Reject |
| 264.10 | Philip Winstone | Reject |
| 264.12 | Philip Winstone | Reject |
| 264.2 | Philip Winstone | Reject |
| 264.3 | Philip Winstone | Reject |
| 264.4 | Philip Winstone | Reject |
| 264.6 | Philip Winstone | Reject |
| 264.7 | Philip Winstone | Reject |
| 264.8 | Philip Winstone | Reject |
| 265.2 | Phillip Bunn | Accept in part |
| 265.8 | Phillip Bunn | Accept in part |
| 266.1 | Judith Mahon | Reject |
| 266.2 | Judith Mahon | Accept in part |
| 276.1 | Jane Hazlett | Accept in part |
| 277.3 | Alexander Reid | Reject |
| 306.1 | Sara Clark | Reject |
| 317.1 | Elvene C Lewis | Reject |
| 317.3 | Elvene C Lewis | Accept |
| 319.1 | Jon G Newson | Reject |
| 341.1 | Peter Mathieson | Reject |
| 341.2 | Peter Mathieson | Reject |
| 358.3 | Melissa Vining on behalf of Quintin & Cathy McCarthy | Accept in part |

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--------------------------|--------------------------------------|
| 423.2 | Carol Bunn | Accept in part |
| 423.7 | Carol Bunn | Accept in part |
| 445.1 | Helwick Street Limited | Accept |
| 528.11 | Shotover Country Limited | Reject |
| 528.8 | Shotover Country Limited | Reject |
| 528.9 | Shotover Country Limited | Reject |
| 569.1 | Russell Heckler | Reject |
| 569.2 | Russell Heckler | Reject |
| 578.1 | Keith Milne | Reject |
| 597.1 | John Duncan Lindsay | Accept in part |
| 618.1 | Heather Guise | Reject |
| 646.1 | G W (Bill) Crooks | Reject |
| 648.1 | Gillian Kay Crooks | Accept in part |
| 648.2 | Gillian Kay Crooks | Reject |
| 648.2 | Gillian Kay Crooks | Reject |
| 651.3 | David & Vivki Caesar | Reject |
| 752.1 | Michael Farrier | Reject |
| 752.4 | Michael Farrier | Reject |
| 814.1 | Julie P Johnston | Accept in part |
| 814.2 | Julie P Johnston | Accept in part |
| 824.1 | Barbara Derrett | Accept in part |
| 824.2 | Barbara Derrett | Accept in part |
| 831.1 | Angela Caldwell | Accept in part |
| 850.1 | R & R Jones | Reject |
| 850.6 | R & R Jones | Reject |
| 853.1 | Nicola Richards | Reject |
| 2030.1 | Murray Doyle | Accept |
| 2030.2 | Murray Doyle | Reject |

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--|--------------------------------------|
| 2049.1 | Don Andrew | Reject |
| 2097.1 | Dalefield Trustee Limited | Accept |
| 2106.1 | Andrew Green | Reject |
| 2129.1 | Denis Shaun Moloney | Accept |
| 2144.1 | Cassidy Trust | Reject |
| 2147.1 | Nick Hurle | Accept |
| 2167.1 | Jan Andersson | Accept |
| 2171.1 | Patricia Nancekivell | Accept |
| 2196.1 | Gerald and Janice Siddall | Accept |
| 2207.2 | Wayne and Mi Ae McKeague | Reject |
| 2231.26 | Bruce McLeod | Reject |
| 2231.5 | Bruce McLeod | Reject |
| 2234.2 | Wendy Clarke | Accept in Part |
| 2240.2 | Taramea Ltd | Reject |
| 2240.3 | Taramea Ltd | Reject |
| 2243.3 | Stewart Mahon | Reject |
| 2244.3 | Anthony Ward | Reject |
| 2244.5 | Anthony Ward | Reject |
| 2246.1 | J & L Bagrie | Accept in Part |
| 2248.1 | D Gallagher | Reject |
| 2248.2 | D Gallagher | Reject |
| 2249.1 | Ms M K Greenslade | Reject |
| 2249.2 | Ms M K Greenslade | Reject |
| 2251.1 | R & J Kelly | Accept in Part |
| 2253.1 | D M Stanhope & G Burdis | Accept in Part |
| 2261.3 | Ann Hamilton | Accept in Part |
| 2268.3 | Lyn Hamilton | Accept in Part |
| 2273.1 | T McQuilkin and A P McQuilkin Family Trust | Reject |

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--|--------------------------------------|
| 2298.1 | P & J McLeod | Reject |
| 2298.2 | P & J McLeod | Reject |
| 2300.1 | R and S McLeod | Reject |
| 2300.2 | R and S McLeod | Reject |
| 2301.3 | Peter John Dennison and Stephen John Grant | Reject |
| 2323.6 | Anna and Peter Elms and Smith | Reject |
| 2326.1 | Gerry Oudhoff and James Hennessy | Reject |
| 2334.1 | Alexander Morcom, Jacqueline Davies & Veritas (2013) Limited | Accept |
| 2338.1 | Robert Ffiske & Webb Farry Trustees 2012 Limited | Accept |
| 2343.1 | Tom and Lee Hazlett | Reject |
| 2343.4 | Tom and Lee Hazlett | Reject |
| 2355.8 | Phillip Bunn | Reject |
| 2356.8 | Steven Bunn | Reject |
| 2363.1 | Phil Leydon | Reject |
| 2380.1 | Lake Hayes Equestrian Ltd | Accept |
| 2410.2 | Speargrass Trust | Reject |
| 2419.2 | Jillian Egerton & Cook Allan Gibson Trustee Company Limited | Reject |
| 2424.1 | Bendall Family Land Trust | Accept |
| 2433.1 | Rene Kampman | Reject |
| 2437.2 | Shotover Trust | Reject |
| 2442.16 | Transpower New Zealand Limited | Accept in Part |
| 2445.3 | C Walker | Reject |
| 2464.40 | Ray Ferner | Accept in Part |
| 2471.3 | Rock Supplies NZ Limited | Reject |
| 2477.4 | Timothy Roberts | Reject |
| 2482.1 | WK & FL Allen | Reject |
| 2488.54 | Juie QT Limited | Reject |

| Submission Number | Submitter | Commissioners' Recommendation |
|--------------------------|--|--------------------------------------|
| 2495.4 | Young Changemakers - Wakatipu Youth Trust Advisory Group | Accept in Part |
| 2496.1 | AEM Property (2017) Ltd | Accept in Part |
| 2504.2 | Arcadian Triangle Limited (Arcadian) | Accept |
| 2505.56 | Arrowtown Retirement Village Joint Venture | Reject |
| 2511.1 | Shaping our Future | Accept in Part |
| 2525.54 | Lake Hayes Estate Properties Limited | Reject |
| 2529.49 | Len McFadgen | Reject |
| 2550.54 | Goldcrest Farming Limited | Reject |
| 2551.1 | Graham Grant | Reject |
| 2554.1 | Henry and Ann van Asch | Reject |
| 2562.4 | Joerg Joachim Henkenhaf | Accept in Part |
| 2577.54 | Kirstie Jean Brustad | Reject |
| 2604.1 | Turi Edmonds | Accept in Part |
| 2607.54 | . Goldcrest Farming Limited | Reject |

Part B: Further Submissions

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|---|--------------------------------------|
| FS1061.11 | 177.6 | Otago Foundation Trust Board | Accept |
| FS1061.12 | 177.7 | Otago Foundation Trust Board | Accept |
| FS1071.111 | 850.1 | Lake Hayes Estate Community Association | Accept |
| FS1071.116 | 850.6 | Lake Hayes Estate Community Association | Accept |
| FS1071.99 | 239.2 | Lake Hayes Estate Community Association | Accept |
| FS1189.6 | 177.6 | FII Holdings Ltd | Reject |
| FS1189.7 | 177.7 | FII Holdings Ltd | Reject |
| FS1195.5 | 177.6 | The Jandel Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|--|--------------------------------------|
| FS1195.6 | 177.7 | The Jandel Trust | Reject |
| FS1271.10 | 177.6 | Hurtell Proprietary Limited and others | Accept |
| FS1271.11 | 177.7 | Hurtell Proprietary Limited and others | Accept |
| FS2702.1 | 2607.1 | Whiskey Dowling Trust | Reject |
| FS2702.10 | 2607.10 | Whiskey Dowling Trust | Reject |
| FS2702.11 | 2607.11 | Whiskey Dowling Trust | Reject |
| FS2702.12 | 2607.12 | Whiskey Dowling Trust | Reject |
| FS2702.13 | 2607.13 | Whiskey Dowling Trust | Reject |
| FS2702.14 | 2607.14 | Whiskey Dowling Trust | Reject |
| FS2702.15 | 2607.15 | Whiskey Dowling Trust | Reject |
| FS2702.16 | 2607.16 | Whiskey Dowling Trust | Reject |
| FS2702.17 | 2607.17 | Whiskey Dowling Trust | Reject |
| FS2702.18 | 2607.18 | Whiskey Dowling Trust | Reject |
| FS2702.19 | 2607.19 | Whiskey Dowling Trust | Reject |
| FS2702.2 | 2607.2 | Whiskey Dowling Trust | Reject |
| FS2702.20 | 2607.20 | Whiskey Dowling Trust | Reject |
| FS2702.21 | 2607.21 | Whiskey Dowling Trust | Reject |
| FS2702.22 | 2607.22 | Whiskey Dowling Trust | Reject |
| FS2702.23 | 2607.23 | Whiskey Dowling Trust | Reject |
| FS2702.24 | 2607.24 | Whiskey Dowling Trust | Reject |
| FS2702.25 | 2607.25 | Whiskey Dowling Trust | Reject |
| FS2702.26 | 2607.26 | Whiskey Dowling Trust | Reject |
| FS2702.27 | 2607.27 | Whiskey Dowling Trust | Reject |
| FS2702.28 | 2607.28 | Whiskey Dowling Trust | Reject |
| FS2702.29 | 2607.29 | Whiskey Dowling Trust | Reject |
| FS2702.3 | 2607.3 | Whiskey Dowling Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|-----------------------|--------------------------------------|
| FS2702.30 | 2607.30 | Whiskey Dowling Trust | Reject |
| FS2702.31 | 2607.31 | Whiskey Dowling Trust | Reject |
| FS2702.32 | 2607.32 | Whiskey Dowling Trust | Reject |
| FS2702.33 | 2607.33 | Whiskey Dowling Trust | Reject |
| FS2702.34 | 2607.34 | Whiskey Dowling Trust | Reject |
| FS2702.35 | 2607.35 | Whiskey Dowling Trust | Reject |
| FS2702.36 | 2607.36 | Whiskey Dowling Trust | Reject |
| FS2702.37 | 2607.37 | Whiskey Dowling Trust | Reject |
| FS2702.38 | 2607.38 | Whiskey Dowling Trust | Reject |
| FS2702.39 | 2607.39 | Whiskey Dowling Trust | Reject |
| FS2702.4 | 2607.4 | Whiskey Dowling Trust | Reject |
| FS2702.40 | 2607.40 | Whiskey Dowling Trust | Reject |
| FS2702.41 | 2607.41 | Whiskey Dowling Trust | Reject |
| FS2702.42 | 2607.42 | Whiskey Dowling Trust | Reject |
| FS2702.43 | 2607.43 | Whiskey Dowling Trust | Reject |
| FS2702.44 | 2607.44 | Whiskey Dowling Trust | Reject |
| FS2702.45 | 2607.45 | Whiskey Dowling Trust | Reject |
| FS2702.46 | 2607.46 | Whiskey Dowling Trust | Reject |
| FS2702.47 | 2607.47 | Whiskey Dowling Trust | Reject |
| FS2702.48 | 2607.48 | Whiskey Dowling Trust | Reject |
| FS2702.49 | 2607.49 | Whiskey Dowling Trust | Reject |
| FS2702.5 | 2607.5 | Whiskey Dowling Trust | Reject |
| FS2702.50 | 2607.50 | Whiskey Dowling Trust | Reject |
| FS2702.51 | 2607.51 | Whiskey Dowling Trust | Reject |
| FS2702.52 | 2607.52 | Whiskey Dowling Trust | Reject |
| FS2702.53 | 2607.53 | Whiskey Dowling Trust | Reject |
| FS2702.54 | 2607.54 | Whiskey Dowling Trust | Reject |
| FS2702.6 | 2607.6 | Whiskey Dowling Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|-----------------------|--------------------------------------|
| FS2702.7 | 2607.7 | Whiskey Dowling Trust | Reject |
| FS2702.8 | 2607.8 | Whiskey Dowling Trust | Reject |
| FS2702.9 | 2607.9 | Whiskey Dowling Trust | Reject |
| FS2703.1 | 2607.1 | Baker Family Trust | Reject |
| FS2703.10 | 2607.10 | Baker Family Trust | Reject |
| FS2703.11 | 2607.11 | Baker Family Trust | Reject |
| FS2703.12 | 2607.12 | Baker Family Trust | Reject |
| FS2703.13 | 2607.13 | Baker Family Trust | Reject |
| FS2703.14 | 2607.14 | Baker Family Trust | Reject |
| FS2703.15 | 2607.15 | Baker Family Trust | Reject |
| FS2703.16 | 2607.16 | Baker Family Trust | Reject |
| FS2703.17 | 2607.17 | Baker Family Trust | Reject |
| FS2703.18 | 2607.18 | Baker Family Trust | Reject |
| FS2703.19 | 2607.19 | Baker Family Trust | Reject |
| FS2703.2 | 2607.2 | Baker Family Trust | Reject |
| FS2703.20 | 2607.20 | Baker Family Trust | Reject |
| FS2703.21 | 2607.21 | Baker Family Trust | Reject |
| FS2703.22 | 2607.22 | Baker Family Trust | Reject |
| FS2703.23 | 2607.23 | Baker Family Trust | Reject |
| FS2703.24 | 2607.24 | Baker Family Trust | Reject |
| FS2703.25 | 2607.25 | Baker Family Trust | Reject |
| FS2703.26 | 2607.26 | Baker Family Trust | Reject |
| FS2703.27 | 2607.27 | Baker Family Trust | Reject |
| FS2703.28 | 2607.28 | Baker Family Trust | Reject |
| FS2703.29 | 2607.29 | Baker Family Trust | Reject |
| FS2703.3 | 2607.3 | Baker Family Trust | Reject |
| FS2703.30 | 2607.30 | Baker Family Trust | Reject |
| FS2703.31 | 2607.31 | Baker Family Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|--------------------|--------------------------------------|
| FS2703.32 | 2607.32 | Baker Family Trust | Reject |
| FS2703.33 | 2607.33 | Baker Family Trust | Reject |
| FS2703.34 | 2607.34 | Baker Family Trust | Reject |
| FS2703.35 | 2607.35 | Baker Family Trust | Reject |
| FS2703.36 | 2607.36 | Baker Family Trust | Reject |
| FS2703.37 | 2607.37 | Baker Family Trust | Reject |
| FS2703.38 | 2607.38 | Baker Family Trust | Reject |
| FS2703.39 | 2607.39 | Baker Family Trust | Reject |
| FS2703.4 | 2607.4 | Baker Family Trust | Reject |
| FS2703.40 | 2607.40 | Baker Family Trust | Reject |
| FS2703.41 | 2607.41 | Baker Family Trust | Reject |
| FS2703.42 | 2607.42 | Baker Family Trust | Reject |
| FS2703.43 | 2607.43 | Baker Family Trust | Reject |
| FS2703.44 | 2607.44 | Baker Family Trust | Reject |
| FS2703.45 | 2607.45 | Baker Family Trust | Reject |
| FS2703.46 | 2607.46 | Baker Family Trust | Reject |
| FS2703.47 | 2607.47 | Baker Family Trust | Reject |
| FS2703.48 | 2607.48 | Baker Family Trust | Reject |
| FS2703.49 | 2607.49 | Baker Family Trust | Reject |
| FS2703.5 | 2607.5 | Baker Family Trust | Reject |
| FS2703.50 | 2607.50 | Baker Family Trust | Reject |
| FS2703.51 | 2607.51 | Baker Family Trust | Reject |
| FS2703.52 | 2607.52 | Baker Family Trust | Reject |
| FS2703.53 | 2607.53 | Baker Family Trust | Reject |
| FS2703.54 | 2607.54 | Baker Family Trust | Reject |
| FS2703.6 | 2607.6 | Baker Family Trust | Reject |
| FS2703.7 | 2607.7 | Baker Family Trust | Reject |
| FS2703.8 | 2607.8 | Baker Family Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|--------------------|--------------------------------------|
| FS2703.9 | 2607.9 | Baker Family Trust | Reject |
| FS2706.2 | 2126.2 | Tim Proctor | Reject |
| FS2721.1 | 2248.1 | Shotover Trust | Reject |
| FS2721.10 | 2249.4 | Shotover Trust | Reject |
| FS2721.11 | 2249.5 | Shotover Trust | Reject |
| FS2721.12 | 2249.6 | Shotover Trust | Reject |
| FS2721.14 | 2296.2 | Shotover Trust | Reject |
| FS2721.16 | 2296.4 | Shotover Trust | Reject |
| FS2721.17 | 2296.5 | Shotover Trust | Reject |
| FS2721.18 | 2296.6 | Shotover Trust | Reject |
| FS2721.19 | 2300.1 | Shotover Trust | Reject |
| FS2721.20 | 2300.2 | Shotover Trust | Reject |
| FS2721.22 | 2300.4 | Shotover Trust | Reject |
| FS2721.23 | 2300.5 | Shotover Trust | Reject |
| FS2721.24 | 2300.6 | Shotover Trust | Reject |
| FS2721.25 | 2298.1 | Shotover Trust | Reject |
| FS2721.26 | 2298.2 | Shotover Trust | Reject |
| FS2721.28 | 2298.4 | Shotover Trust | Reject |
| FS2721.29 | 2298.5 | Shotover Trust | Reject |
| FS2721.3 | 2248.2 | Shotover Trust | Reject |
| FS2721.30 | 2298.6 | Shotover Trust | Reject |
| FS2721.4 | 2248.4 | Shotover Trust | Reject |
| FS2721.5 | 2248.5 | Shotover Trust | Reject |
| FS2721.6 | 2248.6 | Shotover Trust | Reject |
| FS2721.7 | 2249.1 | Shotover Trust | Reject |
| FS2721.8 | 2249.2 | Shotover Trust | Reject |
| FS2722.1 | 2248.1 | Speargrass Trust | Reject |
| FS2722.10 | 2249.4 | Speargrass Trust | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|-------------------------------|--------------------------------------|
| FS2722.11 | 2249.5 | Speargrass Trust | Reject |
| FS2722.12 | 2249.6 | Speargrass Trust | Reject |
| FS2722.14 | 2296.2 | Speargrass Trust | Reject |
| FS2722.16 | 2296.4 | Speargrass Trust | Reject |
| FS2722.17 | 2296.5 | Speargrass Trust | Reject |
| FS2722.18 | 2296.6 | Speargrass Trust | Reject |
| FS2722.19 | 2300.1 | Speargrass Trust | Reject |
| FS2722.2 | 2248.2 | Speargrass Trust | Reject |
| FS2722.20 | 2300.2 | Speargrass Trust | Reject |
| FS2722.22 | 2300.4 | Speargrass Trust | Reject |
| FS2722.23 | 2300.5 | Speargrass Trust | Reject |
| FS2722.24 | 2300.6 | Speargrass Trust | Reject |
| FS2722.25 | 2298.1 | Speargrass Trust | Reject |
| FS2722.26 | 2298.2 | Speargrass Trust | Reject |
| FS2722.28 | 2298.4 | Speargrass Trust | Reject |
| FS2722.29 | 2298.5 | Speargrass Trust | Reject |
| FS2722.30 | 2298.6 | Speargrass Trust | Reject |
| FS2722.4 | 2248.4 | Speargrass Trust | Reject |
| FS2722.5 | 2248.5 | Speargrass Trust | Reject |
| FS2722.6 | 2248.6 | Speargrass Trust | Reject |
| FS2722.7 | 2249.1 | Speargrass Trust | Reject |
| FS2722.8 | 2249.2 | Speargrass Trust | Reject |
| FS2729.1 | 2607.1 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.10 | 2607.10 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.11 | 2607.11 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.12 | 2607.12 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.13 | 2607.13 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.14 | 2607.14 | Carl Johnston & Vanessa Sharp | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|-------------------------------|--------------------------------------|
| FS2729.15 | 2607.15 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.16 | 2607.16 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.17 | 2607.17 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.18 | 2607.18 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.19 | 2607.19 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.2 | 2607.2 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.20 | 2607.20 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.21 | 2607.21 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.22 | 2607.22 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.23 | 2607.23 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.24 | 2607.24 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.25 | 2607.25 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.26 | 2607.26 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.27 | 2607.27 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.28 | 2607.28 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.29 | 2607.29 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.3 | 2607.3 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.30 | 2607.30 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.31 | 2607.31 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.32 | 2607.32 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.33 | 2607.33 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.34 | 2607.34 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.35 | 2607.35 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.36 | 2607.36 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.37 | 2607.37 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.38 | 2607.38 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.39 | 2607.39 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.4 | 2607.4 | Carl Johnston & Vanessa Sharp | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|--------------------------------------|--------------------------------------|
| FS2729.40 | 2607.40 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.41 | 2607.41 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.42 | 2607.42 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.43 | 2607.43 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.44 | 2607.44 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.45 | 2607.45 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.46 | 2607.46 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.47 | 2607.47 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.48 | 2607.48 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.49 | 2607.49 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.5 | 2607.5 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.50 | 2607.50 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.51 | 2607.51 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.52 | 2607.52 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.53 | 2607.53 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.54 | 2607.54 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.6 | 2607.6 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.7 | 2607.7 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.8 | 2607.8 | Carl Johnston & Vanessa Sharp | Reject |
| FS2729.9 | 2607.9 | Carl Johnston & Vanessa Sharp | Reject |
| FS2731.1 | 2554.1 | Tim Hardley | Accept |
| FS2732.1 | 2496.1 | Tom Hardley | Accept in Part |
| FS2732.107 | 2275.32 | Tom Hardley | Accept in Part |
| FS2732.71 | 2276.32 | Tom Hardley | Accept in Part |
| FS2734.32 | 2231.26 | Lake Hayes Estate Properties Limited | Reject |
| FS2734.5 | 2243.3 | Lake Hayes Estate Properties Limited | Reject |

| Further Submission Number | Relevant Submission Number | Submitter | Commissioners' Recommendation |
|----------------------------------|-----------------------------------|--|--------------------------------------|
| FS2734.6 | 2576.1 | Lake Hayes Estate Properties Limited | Reject |
| FS2745.19 | 2295.19 | Juie QT Limited | Reject |
| FS2745.2 | 2295.2 | Juie QT Limited | Reject |
| FS2745.20 | 2295.20 | Juie QT Limited | Reject |
| FS2745.22 | 2126.2 | Juie QT Limited | Reject |
| FS2745.3 | 2295.3 | Juie QT Limited | Reject |
| FS2745.34 | 2101.1 | Juie QT Limited | Reject |
| FS2745.37 | 2301.3 | Juie QT Limited | Reject |
| FS2745.57 | 2231.5 | Juie QT Limited | Reject |
| FS2745.78 | 2231.26 | Juie QT Limited | Reject |
| FS2745.86 | 2234.2 | Juie QT Limited | Accept in Part |
| FS2765.1 | 2246.1 | Glenpanel Developments Limited | Reject |
| FS2765.14 | 2253.1 | Glenpanel Developments Limited | Reject |
| FS2765.8 | 2251.1 | Glenpanel Developments Limited | Reject |
| FS2769.1 | 2106.1 | Arrowtown Retirement Village Joint Venture | Reject |
| FS2769.2 | 2281.1 | Arrowtown Retirement Village Joint Venture | Reject |
| FS2769.3 | 2281.2 | Arrowtown Retirement Village Joint Venture | Reject |
| FS2791.2 | 2126.2 | Peter John Dennison and Stephen Grant | Reject |