

	Contact Information
Ngai Tahu	Paul Horgan PO Box 13-046 Christchurch 8141
Vanessa van Uden (Mayor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Lyal Cocks (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Jude Battson (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
John Mann (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Lex Perkins (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Trevor Tattersfield (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Cath Gilmour (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Russell Mawhinney (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Simon Stammers-Smith (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Mel Gazzard (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
Leigh Overton (Councillor)	Queenstown Lakes District Council Private Bag 50072 Queenstown
City Impact Church (neighbours)	Pastor Peter Mortlock 794 East Coast Road Browns Bay Auckland
Other surrounding land owners	WJ and MM Grant 60 Frankton – Ladies Mile Highway Frankton Queenstown
	Aurora Energy PO Box 1404 Dunedin
	G Hansen and J Rutherford Lake Johnston PO Box 2031

	Queenstown
	N Stirling PO Box 2095 Queenstown
	Red Bluff Developments Ltd PO Box 305256 Triton Plaza North Shore City Auckland
	R Thompson and A Moore C/- 73A Cannington Road Maori Hill DUNEDIN
	A & C Hammond 9/1091 Frankton Road Queenstown
	Jean-Pierre and Joan Hilty 118 Neal Road RD3 Blenheim
	B Pick and R Needham PO Box 1235 Queenstown
	Margaret Thomson Mt Earnslaw Station Private Bag Glenorchy
	Black Fox Limited PO Box 2005 Queenstown
	Susan Terry PO Box 49 Albertown
	Reid Ranch Limited 2 Premier Place Arrowtown
	P & S Mackenzie PO Box 2200 Queenstown
	Invercorp Developments Ltd PO Box 1353 Invercargill
	Sutherland Kit C/- Millbrook Resort Private Bag Queenstown
	Jennifer Young Flat 240 Castellain Mansions Castellain Road London W9 1 HD United Kingdom

	R & C Lowrey PO Box 82 Otautau
	Property South Ltd C/- McCulloch and Partners PO Box 64 Queenstown
	G & S Hensman and B Robertson C/- Famous Kelly's Restaurant and Bar PO Box 514 Queenstown
	Ryan Cole PO Box 406 Queenstown
	JDMA Properties Ltd C/- MAC Property Management PO Box 416 Queenstown
Lakes Leisure	Fiona Mc Kissock Queenstown Events Centre PO Box 2009 Queenstown
Cemetery – QLDC	????
Frankton Community Assoc	PO Box 2004 Queenstown
Wakatipu Trails Trust	Kaye Parker PO Box 1052 Queenstown
NZTA	Ian Mc Cabe PO Box 5245 Dunedin 9058
Community Housing Trust	PO Box 1748 Queenstown
Chamber of Commerce	PO Box 938 Queenstown
Arrow Irrigation	PO Box 60 Arrowtown 9351
Terrace Junction Property Owners	Terrace Junction Properties Ltd PO Box 12001 Maori Hill Dunedin
BP Station Property Owners	Milsonross Limited C/- J Patterson Drummond RD3 Otautau
Debra Lawson – CEO QLDC	Queenstown Lakes District Council Private Bag 50072 Queenstown
KTKO Ltd	PO Box 446

	DUNEDIN 9054 Attn: Tania Richardson
Terrace Junction and Frankton Corner Tenants	Mail drop by hand

x November 2010

XXXXXXXXXX

Dear XXXXX

Shotover Property Investments – Private Plan Change

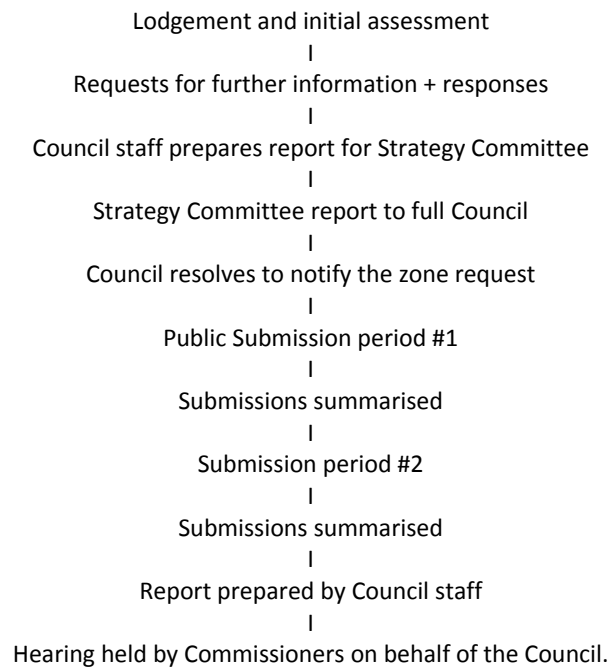
We write to you on behalf of our clients who are currently preparing a private plan change to rezone an area of land in Frankton. The plan change is sought for the purpose of providing and enabling a mixed use zone, with a mixture of commercial, office and residential activities.

The specific details of the proposal have not been decided upon at this stage. This letter has been prepared to outline the proposal and to engage you in the consultation process. The aim is to identify any issues or concerns and to assist with the preparation of a comprehensive assessment.

The site is identified on the map below. It is between the City Impact Church/cemetery and the Terrace Junction/BP Station. Currently the site contains a house off Hansen Road but is otherwise undeveloped. An unformed legal paper road runs through the site separating a small triangle shape area of the site from the larger whole. The site is a total of 34,000 square metres in area and is currently split zoned rural general and low density residential. The split in the zoning generally follows the toe of the hill with low density residential land on the flat area and the rural general land on the hill above. It is proposed to only rezone the current low density residential area of land which is approximately 22,000 square metres in area.



Once the plan change request has been lodged with the Council it will follow a process, outlined below:



This process will normally take about 12 months to complete.

Please feel free to contact us with any queries and to provide us with any feedback on the proposal:

Ph: (03) 450 0009

Email: rg@jea.co.nz or lb@jea.co.nz

Post: PO Box 95

QUEENSTOWN 9348

Yours sincerely

Rosalind Groves/Lauren Barnett

John Edmonds & Associates Ltd

25 November 2010

Terrace Junction and Frankton Corner Tennants
Frankton
QUEENSTOWN

Dear Sir/Madam

Shotover Property Investments – Private Plan Change

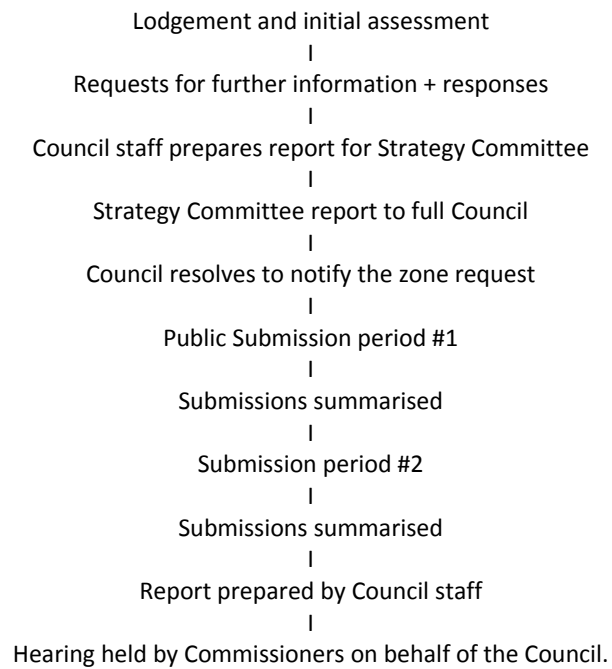
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Post: PO Box 95

QUEENSTOWN 9348

Yours sincerely

Rosalind Groves/Lauren Barnett

John Edmonds & Associates Ltd

Our Reference:

Rosalind Groves
John Edmonds and Associates Limited
PO Box 95
Queenstown 9348

22 December 2010

Dear Rosalind

Re: Shotover Property Investments Ltd Private Plan Change Pre-Consultation

Thank you for consulting with the Otago Regional Council (Council) regarding this proposed plan change. After reviewing Council's records and the information provided with your letter dated 8 December 2010 the following comments are made.

Geotechnical Investigation and Natural Hazard Assessment

The Tonkin and Taylor report attached with your letter dated 8 December 2010 has adequately identified a number of hazards with the potential to adversely affect development including but not limited to seismic hazards (earthquake and liquefaction), slope instability and flood hazard (water race).

Tonkin and Taylor make a number of recommendations that require further consideration prior to development.

Council's records show that during the November 1999 flood event, there were several surficial land slides on the hill to the north of the site, which blocked the water race in two locations (Figure 2). This caused the water race to overflow and water subsequently flowed south west along the toe of the hill and ponded in depressions on the subject site. This highlights the need to establish back up drainage paths as noted in the Tonkin and Taylor report.

The global instability of the hillside to the north and northwest of the site is the key concern. Further site specific investigation and possible mitigation may be required before any development of the site occurs.

In regards to the water race, Council considers that the responsibility for the ongoing inspection and maintenance should be determined.



Figure 2. Aerial photograph taken 22/11/99 which shows two surficial landslides which blocked the water race resulting in surface flooding of the site.

Potentially Contaminated Land

Council's records show that the subject site was historically used as an airport and is listed with a contamination status of unknown.

Accordingly, there is an expectation of an assessment of the suitability of the site, particularly in respect to adverse health and environmental effects.

Please note that the disturbance of contaminated land required consent under the Regional Plan: Waste for Otago.

Stormwater

Stormwater quality and quantity is of extreme importance in a greenfield development situation such as that proposed. Council requests that the following principles be applied to the stormwater component of the development:

- That the rate of stormwater discharge remain equal to or less than that of pre-development up to the 1 in 100 average recurrence interval event; and
- That the quality of water in that discharge remain equal to or better than that of pre-development.

If you require clarification or would like to discuss this further do not hesitate to contact me on (03) 474 0827 or sarah.valk@orc.govt.nz

Yours sincerely

Sarah Valk
Resource Planner – Liaison

7 December 2010

Rosalind Groves/Lauren Barnett
PO Box 95
Queenstown 9348

RECEIVED
9/12/10

Dear Rosalind/Lauren

Thank you very much for your letter dated 24 November 2010 regarding Shotover Property Investment's private plan change.

We appreciate the acknowledgement of the Queenstown Lakes Community Housing Trusts potential involvement at this early stage in your planning process.

However without any knowledge of development contribution obligations your client may face, we are not in a position to comment further on the matter.

If it becomes apparent that Shotover Property Investments will be entering into a stakeholder deed with the Council, we would be very interested in sitting down with you to discuss possible options for affordable housing contributions.

We look forward to hearing how your plan change progresses.

Kind regards,



Julie Scott
Executive Officer
Queenstown Lakes Community Housing Trust
www.housingtrust.co.nz

PO Box 1748
Queenstown, 9348
DDI: (03) 450 1702 - Mobile: 027 645 2447 - Fax: (03) 450 2223

20 December 2010

John Edmonds & Associates Ltd
P O Box 95
QUEENSTOWN 9348

RECEIVED
21/12/10

Attn: Rosalind Grove/Lauren Barnett

Preliminary Statement – Shotover Property Investments

Private Plan Change to enable mixed use zone for commercial, office and residential activities – Frankton, Queenstown

In regards to information received 25 November 2010. We have reviewed the information supplied to date, which at this stage of the project is limited. Our preliminary comments are as follows:

Proposed Private Plan Change

Ngā Rūnanga have no specific issues/concerns at this stage, with the proposed Private Plan Change.

Proposed Commercial, Office and Residential Activities

For Ngā Rūnanga the issues would most likely focus on:

- Management and mitigation measures to be taken on sediment run-off during any earthworks.
- Management and mitigation measures to be taken on effects to the vegetation in the proposed area of works.
- Management and mitigation measures to be taken on effects to any waterway ie. Water quality and quantity, in the proposed area of works.
- Management and mitigation measures to be taken regarding the visual impact in the proposed area.
- Management and mitigation measures to be taken regarding drainage and effluent disposal, for future dwellings/buildings.

Ngā Runanga would request that the following be a condition of the resource consent:

- If koiwi (human skeletal remains), waahi taoka (resource or object of importance), waahi tapu (place or feature of special significance) or other artefact materials are discovered work shall stop, allowing for a site inspection by the appropriate Rūnaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or preservation.

Ngā Rūnanga would like it noted that although there are no recorded Māori archaeological sites within the boundaries of the proposed Private Plan Change. There has been unofficial finds in this area, therefore, any earthworks undertaken should be carried out in a way that allows contractors to monitor for artefacts or archaeological material.

Please note that this reply is made without prejudice. The Runanga reserves the right to reconsider its position in light of additional information and/or research.

Thank you for seeking our feedback at this early stage and encourage consultation throughout the development of the above proposal.

Nahaku noa
na



Chris Rosenbrock
Manager

G:\KTKO\Resource Consents\2010 Resource Consents\2734\Queenstown-JE(Shotover Prop Invstmnts)private plan change.docx

24 December 2010

Rosalind Groves / Lauren Barnett
John Edmonds & Associates Ltd
PO Box 95
Queenstown 9348

RECEIVED
FRANKTON

Dear Rosalind & Lauren

Re: **Shotover Property Investments – Private Plan Change**

Thank you for your letter dated 24 November 2010 regarding the private plan change to the land indicated in Frankton.

We do have traffic related concerns that we would like to be considered during the consultation process, and I would therefore appreciate you keeping me updated with any future developments, particularly road access and traffic related ones as they evolve.

Thank you for the opportunity to be involved during the initial assessment stages. I look forward to hearing from you.

Yours sincerely,
Lakes Leisure Limited



Fiona McKissock
Chief Executive