

Further Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

By email: services@qldc.govt.nz

Name of Submitter: Hansen Family Partnership, c/o Maree Baker-Galloway

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

1. This is a further submission in support of/ in opposition to the submissions on the Proposed District Plan – Stage 1 which are detailed in the Table below.
2. I am a person who has an interest in the proposal that is greater than the interest the general public has, because I own land directly affected by the submissions detailed in the Table below, or adjacent or adjoining land potentially directly affected by the submissions detailed in the Table below.
3. The reasons for my support of or opposition to the submissions, or specific points raised in the submissions, are specified in the Table below.

Submission (number/name/address)	Support/ Oppose	Provision(s)	Reasons	Relief Sought
455 W & M Grant c/- LM Consulting Limited PO Box 1993 Queenstown	Support	Whole submission	The zoning(s) requested in the submission is/are potentially suitable for the land subject to this submission	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
847 FII Holdings Limited c/- Town Planning Group Ltd PO Box 2559	Support	Whole submission	The zoning(s) requested in the submission is/are potentially suitable for the land subject to this submission	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

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Queenstown				and Ferry Road
408 Otago Foundation Trust Board c/- Brown & Company PO Box 1467 Queenstown	Support	Whole submission	The zoning(s) requested in the submission is/are potentially suitable for the land subject to this submission	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
The Jandel Trust c/- Town Planning Group Ltd PO Box 2559 Queenstown	Support (in part)	That part of the submission relating to the zoning of land adjoining State Highway 6	The zoning(s) requested in the submission is/are potentially suitable for the land subject to this submission	The submission be allowed in relation to land adjoining State Highway 6 subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road
399 Peter & Margaret Arnott c/- G TODD LAW PO Box 124 Queenstown	Support	Whole submission	The zoning(s) requested in the submission is/are potentially suitable for the land subject to this submission	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
433 Queenstown Airport Corporation c/- Mitchell Partnerships Ltd PO Box 489 Dunedin 9054	Oppose in Part	Those provisions, or parts of the submission, which seek to prevent establishment of Activities Sensitive to Aircraft Noise ("ASAN") within the Outer Control Boundary ("OCB") north of State Highway 6 and east of Hansen Road.	ASAN located north of SH6 and east of Hansen Road can be appropriately established, subject to the imposition of appropriate acoustic controls, given the location right at the edge of the OCB, the nature and frequency of aircraft movements, and the location beside State Highway 6.	Disallow the submission to the extent detailed in this Further Submission.
271 The Board of Airline Representatives of New Zealand PO Box 2779 Auckland 1140	Oppose in Part	Those provisions, or parts of the submission, which seek to prevent establishment of Activities Sensitive to Aircraft Noise ("ASAN") within the Outer Control Boundary ("OCB") north of State Highway 6 and east of Hansen Road.	ASAN located north of SH6 and east of Hansen Road can be appropriately established, subject to the imposition of appropriate acoustic controls, given the location right at the edge of the OCB, the nature and frequency of aircraft movements, and the location beside State Highway 6.	Disallow the submission to the extent detailed in this Further Submission.
719 NZ Transport Agency	Oppose in Part	Rule 9.5.9.1	The proposed amendment is inappropriate and unnecessary. If buildings have to be designed to	Disallow the submission to the extent detailed in this Further

Submission (number/name/address)	Support/ Oppose	Provision(s)	Reasons	Relief Sought
PO Box 5245 Moray Place Dunedin 9058			meet required internal acoustic noise standards, as proposed elsewhere in this submission (which is not opposed) then there is no need to increase the setback requirement from the State Highway boundary.	Submission.
8 Stephen Spence	Oppose	Whole submission	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.	Disallow the submission
338 Middleton Family Trust Attn: Nick Geddes Clark Fortune McDonald & Associates , PO Box 553, Queenstown, 9348, New Zealand (ngeddes@cfma.co.nz)	Support in part	Whole submission	<p>The submission seeks material changes to land owned by the Hansen Family Trust, and will better enable the efficient and effective use of that land.</p> <p>Based on the information currently available and what can be ascertained about the effects of the changes, it is supported.</p> <p>However leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter.</p>	Conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.
501 Woodlot Properties Limited PO Box 2612, Wakatipu Mail Centre, Queenstown, 9349, New Zealand (david@woodlotproperties.co.nz)	Support in part	Whole submission	<p>The submission seeks material changes to land owned by the Hansen Family Trust, and will better enable the efficient and effective use of that land.</p> <p>Based on the information currently available and what can be ascertained about the effects of the changes, it is supported.</p> <p>However leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter.</p>	Conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.

4. Further grounds for the submission points outlined above are that, to the extent that the submission points being opposed above are supported by a section 32 evaluation, that evaluation does not adequately support the submission points detailed in the proposal and does not adequately assess alternative provisions, such as those supported by this further submission.
5. I wish to be heard in support of my submission.
6. I will consider presenting a joint case with others presenting similar submissions.

Hansen Family Trust

By its duly authorised agents

ANDERSON LLOYD

Per:



Address for service of Submitter:

Anderson Lloyd

PO Box 201

QUEENSTOWN 9348

Tel 03 450 0700

Fax 03 450 0799

Email: maree.baker-galloway@andersonlloyd.co.nz