

**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

**SUPPLEMENTARY REPLY OF RUTH EVANS
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

GROUP 1A: QUEENSTOWN BUSINESS AND INDUSTRIAL

11 October 2017

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1. INTRODUCTION

- 1.1 My full name is Ruth Christine Cameron Evans. I am a senior planner and have been employed by Barker and Associates since July 2017. Prior to that I was employed by Harrison Grierson.
- 1.2 My qualifications and experience are set out in my evidence in chief dated 24 May 2017. I have filed the following evidence in this hearing:
- (a) S42A Report / Statement of Evidence dated 24 May 2017;
 - (b) Rebuttal Evidence dated 7 July 2017;
 - (c) Summary of Evidence dated 21 July 2017; and
 - (d) Reply Evidence dated 6 October 2017.
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.
- 1.4 I have reviewed the evidence filed by expert witnesses on behalf of Skyline Enterprises Limited (**Skyline**), attended part of the hearing on 25 and 26 July 2017 during the Council's presentation of evidence and have been provided with information from submitters and counsel at the hearing. I have also reviewed material and listened to relevant parts of the hearing on 11 September 2017 when Skyline Enterprises Limited (574) and ZJV (NZ) Limited (#1370) presented their evidence.
- 1.5 This reply evidence covers the Commercial Tourism and Recreation Sub-Zone (**CTRSZ**) sought by Skyline Enterprises Limited (574).

1.6 The following information is attached as Appendices:

- (a) **Appendix 1:** Updated Table of recommendations to all Group 1A submissions.

2. **SKYLINE ENTERPRISES LIMITED (574) ('SKYLINE')**

Draft Open Space and Recreation Zone

2.1 At the time of writing this reply evidence I am aware that Queenstown Lakes District Council (**Council**) has recently approved a draft Open Space and Recreation Zone to be notified as part of Stage 2 of the Proposed District Plan (**PDP**).¹ This will include a Ben Lomond Sub Zone, and consequently a variation to (the majority of) the Stage 1 Rural zoning at Ben Lomond that is subject to the Skyline submission (and therefore the proposed CTRSZ).

2.2 I understand that through clause 16B(2) of the First Schedule, from the date of notification of the variation, the (Open Space and Recreation) Ben Lomond Sub Zone will take effect in the PDP and that through clause 16B(1), the Stage 1 submission points will be deemed to be a submission on the variation. Assuming the variation is notified prior to the Panel releasing its report and recommendations (which I understand to be the intention), I understand that the Panel does not need to make a recommendation on (the majority of) Skyline's submission at this point in time, and will instead make a decision alongside any submissions made on the variation.

2.3 I have therefore taken into account Council's intentions for the management of this area in making my final recommendation on Skyline's Stage 1 submission.

2.4 The draft Ben Lomond Sub Zone has been summarised in a memorandum prepared by Ms Jeannie Galavazi, Council's Senior Parks and Reserves Planner and is attached as Appendix 5 to the Reply Evidence of Ms Kim Banks dated 6 October 2017. This

1 Ordinary meeting of the Queenstown Lakes District Council. 28 September 2017. Item 2: Stage 2 Proposed District Plan Notification. <http://www.qldc.govt.nz/assets/Uploads/Council-Documents/Full-Council-Agendas/2017/28-September-2017/2.-Stage-2-Proposed-District-Plan-Notification/2a.-Stage-2-Proposed-District-Plan-notification-attachments.pdf>

memorandum includes a copy of the draft chapter and outlines the Council's strategic intentions and approach to the zoning and management of Ben Lomond Reserve.

- 2.5 I now turn to the matters raised during the hearing, in relation to Skyline's Stage 1 submission.

Ben Lomond Reserve Management Plan

- 2.6 I note that the status and applicability of the Ben Lomond Reserve Management Plan (**RMP**) to the proposed rezoning was discussed during the hearing. Also, it was established during the hearing that the Council had not made any decision with respect to when the RMP would be reviewed. Ms Galavanzzi's memorandum indicates that Council anticipates a review of the RMP will commence in the next financial year (2018/2019).

Car parking requirements

- 2.7 Regarding car parking requirements and what an appropriate trigger would be for an Integrated Transport Assessment (**ITA**), as considered at the hearing on 25 July 2017 and during the presentation of evidence by Skyline on 11 September 2017, I note that the reply evidence of Ms Wendy Banks of 6 October 2017 addresses this matter. In her opinion, Council should be able to consider the effects of traffic and parking for both a building, as suggested by Skyline, and the operation of a commercial activity as part of assessing a resource consent.
- 2.8 I accept Ms W Banks's advice on this matter and agree that the proposed permitted activity status for Skyline's proposed Rules 21.5.60 and 21.5.61 is not appropriate as this will not allow potentially significant effects of such activities (including traffic) to be assessed. I consider assessing traffic effects for both a building *and* a commercial / commercial recreation activity to be appropriate, particularly as in this case the Skyline 'activity' is already established.

2.9 Mr Dent's proposal is that traffic effects be assessed based on buildings only. I agree that assessing potential transport effects based on buildings is also appropriate, whereby any new or expanded buildings would require an assessment of transport effects. This will help determine the level of intensification and scale of any proposed activity that requires new buildings or an increase to existing buildings. I also consider it important to allow for effects of commercial and commercial recreation activities to be assessed, as set out in my s42A Report. This is because intensification of activities occurring within the reserve (for example more passengers going up the gondola) is likely to have transport effects on the surrounding, largely residential and mixed use, town centre and on the local transport network.

2.10 I note that this approach is consistent with the draft Ben Lomond Sub Zone provisions now being advanced by Council, in which commercial recreation activities including commercial activities associated with, and located on, the same site as recreation activities, and retail ancillary to a commercial recreation activity, are proposed to be a restricted discretionary activity (draft Rule 38.11.3), with access and parking, and effects on the transport network listed as matters of discretion.

Maximum coverage of buildings

2.11 Regarding the Skyline presentation of evidence and discussion around the appropriate maximum coverage of buildings in the proposed CTRSZ, I note the submitters agreed that 15% maximum building coverage is appropriate. Dr Read has clarified that the maximum site coverage is in relation to control of buildings, rather than other development such as chairlifts. I note that Skyline's revised CTRSZ chapter is consistent with this approach (Rule 21.5.58) as is the Council's draft Ben Lomond Sub Zone, in relation to buildings on Bob's Peak (Rule 38.11.8).

Fit with strategic directions

- 2.12** At the hearing on 11 September, the Panel questioned how a proposal for development that is of an urban nature fits within the strategic direction of the PDP that development does not extend beyond the Urban Growth Boundary (**UGB**). There was also a discussion of how the proposed CTRSZ provisions fit within the approach to Outstanding Natural Landscapes (**ONL**). On these matters I note that the Rural Zone and ONL do allow for some (appropriate) built form and tourism activities to occur within them. I note the evidence in chief of Dr Read (dated 24 May 2017) is that any activity that is beyond the purpose of the sub zone should be subject to the landscape assessment matters as with the Rural zone generally.
- 2.13** Regarding the question of whether the Skyline development is urban development, I note that the PDP definition (Reply version) of urban development “*Means development that by its scale, intensity, visual character, trip generation and/or design and appearance of structures, is of an urban character typically associated with urban areas...*”. Based on this definition the Skyline operations could be considered urban development, taking into account for example the scale of the Skyline operations, level of built form and trip generation.
- 2.14** I do consider that the Skyline gondola is not development “typically associated with urban areas” and noting submissions stating that it is an “iconic” feature of Queenstown, that the operation associated with it is more than somewhat unique and should not create an issue of precedent.
- 2.15** I also note that gondolas have been consented under the Operative District Plan (ODP) in the Cardrona Valley and at Treble Cone, and these are not considered urban development, although I note the ODP definition is different to the PDP definition in that it specifically excludes development in the Rural Zones. Nonetheless, for these reasons I do not consider that this presents any tension with the extent of the UGB, as this is a consented development occurring within a rural zone in an area that is otherwise surrounded by rural

land. There is no scope to extend the UGB to include the subject site, and I do not consider it appropriate to do so as the subject site is not urban, and urban development, with respect to all that accompanies urban development (roads, infrastructure, etc), is not anticipated here.

Buildings in the gondola corridor

2.16 I note that during the presentation of evidence by ZJV (NZ) Limited (#1370) there was a discussion around whether buildings are limited in the gondola corridor by the proposed rules. I note that Skyline's proposed Rule 21.5.53 stipulates that all buildings are a restricted discretionary activity and therefore are limited by the provisions as they require resource consent.

Overall Recommendation

2.17 I have considered the opinion expressed in my s42A report that the proposed CTRSZ of the Rural Zone is not an efficient or effective way to manage development in this area, but that the Rural Zone could include a policy that acknowledged the unique nature of this area. I came to this conclusion on the basis that the proposed CTRSZ was not supported by a s32AA analysis, it contained provisions that I considered too permissive to effectively manage development, and that inclusion of bespoke zones in the PDP could result in a complicated and difficult to plan to administer.

2.18 The provisions have been amended through the PDP process and the final version attached to Mr Dent's evidence presented at the hearing addresses many of my concerns with respect to the permissive nature of the provisions. However, this is with the key exception of the rules around commercial and commercial recreation activities that Skyline proposes should be permitted. I consider those provisions remain too permissive and agree with Ms Galavanzi that all activities need to be managed in this location.

2.19 While a number of matters have been addressed through evidence by the submitter, the lack of s32AA analysis continues to present a

problem in terms of support for the rezoning and allowing a sufficient evaluation of the effects of the proposed CTRSZ. For example, as raised by Commissioner Crawford during the hearing, it is difficult to assess traffic and transport effects of the proposed rezoning without supporting technical evidence.

2.20 Consequently, I continue to recommend that the proposed rezoning be rejected in its current form as a sub-zone of the Rural Zone. However, I do acknowledge that the proposed CTRSZ proposed by Skyline is now much better aligned with Council's expectations for the management of activities in the Ben Lomond Reserve. This is reflected in the proposal by Council to notify a variation to the land and include it in the Ben Lomond Sub Zone, of the Open Space and Recreation chapter.

2.21 For avoidance of doubt, I also recommend to reject the area of the proposed CTRSZ that is not subject to the variation, as I understand the Council will need to make a decision on the submission in Stage 1, as it relates to that specific area of land.

A handwritten signature in black ink, appearing to read 'Ruth Evans', is centered on the page.

Ruth Evans

11 October 2017

APPENDIX 1 – UPDATED LIST OF SUBMISSIONS FOR GROUP 1A

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
141.3		Barbara Williams	Map 33 - Frankton	Support	Supports planning map 33 as it relates to the submitters property in regards to plan change 35. Requests that as an alternative to Low Density Residential Zone, properties located at 58-106 McBride St are rezoned to a form of commercial zoning.	Reject	commercial	33	Urban - Frankton
141.3	FS1340.62	Queenstown Airport Corporation	Map 33 - Frankton	Not Stated	Support in part/Oppose in part - QAC supports in part/opposes in part the rezoning of this site to a commercial type zoning 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).	Accept in part	commercial	33	Urban - Frankton
433.65		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Amend the rule as follows: Rule 15.4.3.4 Activities located in the Local Shopping Centre Zone <i>Visitor Accommodation</i> <i>*Discretion is restricted to consideration of all of the following:</i> *..... <u>Acoustic treatment of any new or additions or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary at Queenstown Airport.</u>	Reject	commercial	33	Urban - Frankton
433.65	1077.45	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	commercial	33	Urban - Frankton
433.65	1097.351	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	commercial	33	Urban - Frankton
433.65	1117.114	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	commercial	33	Urban - Frankton
698.2		Spence Farms Ltd		Not Stated	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.	Accept in part	commercial	33	Urban - Frankton
698.3		Spence Farms Ltd	Part Seven - Maps	Not Stated	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.	Accept in part	commercial	33	Urban - Frankton
719.86		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.87		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.88		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.89		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
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	commercial	31a	Urban - Frankton
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.	Accept in part	commercial	31a	Urban - Frankton
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.	Accept in part	commercial	31a	Urban - Frankton
840.2		C & S Hansen		Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.	Reject	commercial	33	Urban - Frankton
840.2	FS1340.159	Queenstown Airport Corporation		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).	Accept in part	commercial	33	Urban - Frankton
840.3		C & S Hansen	Map 33 - Frankton	Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.	Related to rezoning submission point 840.2. Duplicate	commercial	33	Urban - Frankton
840.3	FS1340.160	Queenstown Airport Corporation	Map 33 - Frankton	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).	Accept in part	commercial	33	Urban - Frankton
141.6		Barbara Williams		Other	Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.	Reject	commercial	33	Urban - Frankton
16.2		ds ee properties ltd	Map 33 - Frankton	Support	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.	Reject	commercial	33	Urban - Frankton Road
16.2	FS1214.2	Z-Energy Ltd	Map 33 - Frankton	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	33	Urban - Frankton Road
16.2	FS1340.51	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	Oppose in Part- 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 in part	commercial	33	Urban - Frankton Road
125.1		Kenneth Muir	16.1Purpose	Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.	Reject	commercial	33	Urban - Frankton Road

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
125.1	FS1214.3	Z-Energy Ltd	16.1Purpose	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	33	Urban - Frankton Road
125.1	FS1340.56	Queenstown Airport Corporation	16.1Purpose	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 in part	commercial	33	Urban - Frankton Road
125.2		Kenneth Muir	Part Seven - Maps	Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.	Reject	commercial	31	Urban - Frankton Road
125.2	FS1214.4	Z-Energy Ltd	Part Seven - Maps	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	31	Urban - Frankton Road
125.2	FS1340.57	Queenstown Airport Corporation	Part Seven - Maps	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 in part	commercial	31	Urban - Frankton Road
125.2	FS1214.5	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Duplicate of FS1214.4	commercial	33	Urban - Frankton Road
125.2	FS1340.58	Queenstown Airport Corporation		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.	Duplicate of FS1340.57	commercial	33	Urban - Frankton Road
312.1		Z Energy Limited	Map 33 - Frankton	Oppose	846 Frankton Road is suitable for business or higher intensity residential purposes and should be rezoned to Local Shopping Centre or Medium or High Density Residential, or as consistent with any rezoning of the existing commercial properties along Sugar Lane and opposite the site.	Reject	commercial	33	Urban - Frankton Road
488.3		Schist Holdings Limited and Bnzl Properties Limited	16.5.7.1	Not Stated	Amend Rule 16.5.7.1 by adding the words "(Gorge Road)" after the word "Queenstown". Amend Rule 16.5.7.1 by adding a new standard "16.5.7.2 Queenstown (Glenda Drive) a. Up to 8m - Permitted b. Up to 10m - Restricted Discretionary."	Reject	LSCZ Provisions	31	Urban - Frankton Flats
488.3	FS1340.29	Queenstown Airport Corporation	16.5.7.1	Oppose	QAC opposes the changes to this rule. The proposed height restrictions would be redundant in light of QAC's Airport Approach and Protection Measures designation which lies at between 8 to 11m over this site.	Accept	LSCZ Provisions	31	Urban - Frankton Flats
344.12		Fletcher Distribution Ltd and Mico New Zealand Ltd	Map 31a - Queenstown Airport	Oppose	That the rural portion of the Frankton Placemakers site be rezoned to Industrial A as shown on Planning Map 31 (copied from point 344.2 Rural Zone).	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1		Aviomore Corporation Ltd	Map 31a - Queenstown Airport	Oppose	Requests the submitter's land (Lot 1 DP472825) shown on planning Map 31a is rezoned from Rural to Industrial A Zone.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1117.54	Remarkables Park Limited	Map 31a - Queenstown Airport	Support	The submitter's land should be zoned industrial given its location.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1164.4	Shotover Park Limited	Map 31a - Queenstown Airport	Support	Agrees that the submitter's land should be zoned industrial given its location.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1340.102	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Support	QAC supports the rezoning of this land from Rural General to Industrial.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
488.1		Schist Holdings Limited and Bnzl Properties Limited	Map 31 - Lower Shotover	Not Stated	Opposes Industrial zoning of two properties located on the eastern side of Glenda Drive, towards the southern end of Glenda Drive. They have the valuation numbers 2910225704 and 2910225708. Submits that the southern end of Glenda Drive (if not most of Glenda Drive) is more appropriately zoned Business Mixed Use Zone. Rezoning properties with valuation numbers 2910225704 and 2910225708 on Glenda Drive as Business Mixed Use Zone. Consider extending such zonings to other properties along Glenda Drive.	Reject	commercial	31	Urban - UGB Rural - Frankton Flats
488.1	FS1340.116	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	The site is located on the edge of the ANB and OCB. The Business Mixed Use Zone currently contains no provisions relating to the management of ASAN. Rezoning this site would therefore allow a level of ASAN development that is not currently provided for the Operative District Plan. This is inappropriate and inconsistent with 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 in part	commercial	31	Urban - UGB Rural - Frankton Flats
720.1		Reavers NZ Limited	Map 31a - Queenstown Airport	Oppose	Rezoning from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
720.1	FS1077.60	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.	Reject	Industrial	31a	Urban - UGB Rural - Frankton Flats
433.61		Queenstown Airport Corporation	15.1 Zone Purpose	Other	Insert the following text at the end of the Zone Purpose: <u>The Frankton Local Shopping Centre is located within close proximity to Queenstown Airport and is located within with the Airport's Outer Control Boundary. Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air Noise Boundary or Outer Control Boundary.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1077.41	Board of Airline Representatives of New Zealand (BARNZ)	15.1 Zone Purpose	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1097.347	Queenstown Park Limited	15.1 Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1117.110	Remarkables Park Limited	15.1 Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.62		Queenstown Airport Corporation	15.2.3 Objective 3	Other	Insert the following new policy: Policy 15.2.3.5 <u>Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.62	FS1077.42	Board of Airline Representatives of New Zealand (BARNZ)	15.2.3 Objective 3	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
433.62	FS1097.348	Queenstown Park Limited	15.2.3 Objective 3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.62	FS1117.111	Remarkables Park Limited	15.2.3 Objective 3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.63		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Insert a new rule as follows: Rule 15.4.X Activities located in the Local Shopping Centre Zone <i>Any Activity Sensitive to Aircraft Noise that does not comply with Standard 15.5.X [acoustic treatment provision within the OCB].</i> Activity Status <i>NC</i>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1077.43	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1097.349	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1117.112	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.64		Queenstown Airport Corporation	15.4.3	Other	Amend Rule 15.4.3.1 as follows: Rule 15.4.3.1 Activities located in the Local Shopping Centre Zone <i>Buildings</i> <i>* Discretion is restricted to consideration of all of the following: external appearance, material, sign platform, lighting, impact on street, <u>acoustic treatment of new buildings or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary</u> and natural hazards to ensure that:</i> <i>*.....</i> <i>*Queenstown Airport is protected from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.</i> Activity Status <i>RD</i>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1077.44	Board of Airline Representatives of New Zealand (BARNZ)	15.4.3	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1097.350	Queenstown Park Limited	15.4.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1117.113	Remarkables Park Limited	15.4.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
433.66		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Amend proposed Rule 15.4.3.3 and insert a new rule as follows: Rule 15.4.3.3 Activities located in the Local Shopping Centre Zone <u>Acoustic Insulation in the Frankton Local Shopping Centre Zone</u> <u>New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</u> Activity Status <u>NC</u> Rule 15.4.3.3 X Activities located in the Local Shopping Centre Zone <u>Acoustic Insulation in all other Local Shopping Centre Zones</u> Activity Status <u>RD</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.66	FS1077.46	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.66	FS1097.352	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.66	FS1117.115	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.67		Queenstown Airport Corporation	15.6 Non-Notification of Applications	Other	Insert a new notification parameter as follows: <u>15.6.4 Notice shall be served on the requiring authority for Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 15.4.3.3.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1077.47	Board of Airline Representatives of New Zealand (BARNZ)	15.6 Non-Notification of Applications	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1097.353	Queenstown Park Limited	15.6 Non-Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1117.116	Remarkables Park Limited	15.6 Non-Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
698.5		Spence Farms Ltd	Map 33 - Frankton	Not Stated	Move the boundary of the Outstanding Natural Landscape as it applies 1 Hansen Road ((Lot 1 DP 26426 PT SEC 5 BLK XXI Shotover SD) and the Frankton Cemetery so that it follows the toe of the slope and sits entirely within the proposed Rural Zone.	Accept in part	Landscape	33	Urban - Ladies Mile
698.6		Spence Farms Ltd	15.5.6	Not Stated	Amend as follows: Building Height a) For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay and Wanaka the maximum building height shall be 7m. b) <u>For the Located Shopping Centre Zone located at 1 Hansen Road (being the land located located between Hansen Road and Frankton Cemetery) the maximum height shall be 10 m except for buildings or parts of buildings 55m or further from the State High boundary, in which case the maximum height shall be 15 m.</u> c) For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.7		Spence Farms Ltd	15.5.5	Not Stated	Delete: <u>Residential and Visitor Accommodation Activities</u> <u>All residential and visitor accommodation activities shall be restricted to first floor level or above.</u>	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.7	FS1340.27	Queenstown Airport Corporation	15.5.5	Oppose	QAC opposes the amendments sought. Restricting visitor accommodation and residential activities to the first floor of buildings and above (combined with a few other performance standards) is one of the few controls governing the density of residential or visitor accommodation development on Local Shopping Centre zoned land within the OCB. To remove this rule would therefore enable the intensification of ASAN within the Local Shopping Zone with no density constraints. The further intensification of ASAN within the OCB is opposed by QAC.	Accept	LSCZ Provisions	31	Urban - Ladies Mile

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
698.8		Spence Farms Ltd	15.5.3	Not Stated	Amend as follows: Acoustic insulation a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36. b) All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1. *Discretion is restricted to consideration of all of the following: • the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; • the extent of insulation proposed; and whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site. <u>Airport Noise – Queenstown Airport (excluding any noncritical listening environments) within the Air Noise Boundary (ANB)</u> <u>New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN).</u>	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.8	FS1077.58	Board of Airline Representatives of New Zealand (BARNZ)	15.5.3	Oppose	Leave the acoustic insulation requirement unaltered.	Accept	LSCZ Provisions	31	Urban - Ladies Mile
698.8	FS1340.28	Queenstown Airport Corporation	15.5.3	Oppose	Oppose in Part - QAC submits that the proposed amendments incorrectly apply the acoustic insulation requirements for activities within the ANB. None of the Local Shopping Centre Zone area is located within the ANB. This rule should therefore be amended to refer to the OCB as follows: <u>New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</u>	Accept in part	LSCZ Provisions	31	Urban - Ladies Mile
719.90		NZ Transport Agency	15.4 Rules - Activities	Not Stated	Amend Rule 15.4.3.2a by adding the following requirement: (vi) No direct access to the State highway.	Reject	LSCZ Provisions	33	Urban - Ladies Mile
719.92		NZ Transport Agency	15.5.1	Other	Amend Rule 15.5.1 to read as follows: . The traffic effects of additional building coverage <u>on the State highway</u> , particularly with regard to the intersection between Hansen Road and State Highway 6.	Accept in part	LSCZ Provisions	31	Urban - Ladies Mile
719.93		NZ Transport Agency	15.5.4	Support	Retain	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
719.94		NZ Transport Agency	15.6.2	Oppose	Delete	Reject	LSCZ Provisions	33	Urban - Ladies Mile
170.2		Cameron Steele	Map 36 - Queenstown Central	Other	Include the block surrounded by Brecon Street, Camp Street, Isle Street, Man Street to be rezoned Town Centre along with the proposed area at the end of Brecon Street.	out of scope PC 50	commercial	36	Urban - Queenstown
247.2		Pog Mahones Irish Pub	Map 35 - Queenstown	Other	Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
247.3		Pog Mahones Irish Pub	Map 36 - Queenstown Central	Other	Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
250.2		1876 Bar & Restaurant	Map 36 - Queenstown Central	Oppose	To have Ballarat Street Businesses (from Camp Street to Stanley Street) included in the Entertainment Precinct allowing the businesses the same conditions as per the proposed Entertainment Precinct.	Reject	commercial	36	Urban - Queenstown
250.2	FS1043.7	Grand Lakes Management Limited	Map 36 - Queenstown Central	Oppose	GLML oppose Mr Eccles submission as he seeks to provide more permissive standards within the Town Centre Zone for night time outdoor dining and entertainment.	Accept in part	commercial	36	Urban - Queenstown
252.11		HW Richardson Group		Oppose	HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity. Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the Business and Mixed Use Zone to provide for industrial and service activities as permitted activities. Where the provisions of the Business and Mixed Use Zone are changed to provide for service and industrial activities as permitted activities, then all necessary changes to the provisions should also be made to protect industrial activities in this zone from reverse sensitivity effects.	Withdrawn	industrial	32	Urban - Queenstown
291.1		Taco Medic	Map 36 - Queenstown Central	Oppose	For the Southern boundary of the Entertainment Precinct to extend to the Southern side of Searle Lane to include the entire lane. Queenstown Town Centre	Reject	commercial	36	Urban - Queenstown
291.1	FS1318.12	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with my original submission.	Accept in part	commercial	36	Urban - Queenstown
308.2		Well Smart Investment Holding (NZQN) Limited	Map 35 - Queenstown	Support	Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
308.3		Well Smart Investment Holding (NZQN) Limited	Map 36 - Queenstown Central	Support	Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	Duplicate with 308.2 for map 35	36	Urban - Queenstown
321.6		Coronet Property Investments Limited	Map 32 - Queenstown Hill, Gorge Road	Support	Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road and any consequential changes. copied from point 321.2	Accept	commercial	32	Urban - Queenstown
357.1		Barry Ellis	Map 36 - Queenstown Central	Oppose	I submit that should an 'Entertainment Zone' be implemented then that area encompass/ incorporate areas such as the Village Green and Earnslaw Park and associated buildings surrounding that. There are always a number of events / concerts etc on these parks (including QLDC run events) so to exclude such areas would seem ridiculous. I recommend the minimum QLDC should be looking at is as follows The eastern boundary of this zone should be Stanley Street, the North/West , Shotover street down to and including the Steamer Wharf precinct, to the south including Church Street. This area would more reflect the actual Entertainment Area of downtown Queenstown in 2015. The proposed noise limit of 60dbls is also too restrictive for such a zone and 65 - 70dbls a more realistic limit. We could, from there, encourage this entertainment type industry to locate within a reasonable area into the future. The downtown area of Queenstown needs to remain an essentially vibrant and energetic part of town to attract locals and visitors alike.	Reject	commercial	36	Urban - Queenstown

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
394.2		Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited	Map 36 - Queenstown Central	Support	Submitter supports their property (located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36) being zoned Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
398.2		Man Street Properties Limited	Map 35 - Queenstown	Support	Confirm the zoning of the Submitter's site (lot 1 DP399240) as 'Town Centre', as this will provide for a logical expansion of the town centre; will better reflect this existing interrelationship; be an efficient use of a scarce resource and better enable development of the site	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
398.2	FS1274.3	John Thompson and MacFarlane Investments Limited	Map 35 - Queenstown	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
398.3		Man Street Properties Limited	Map 36 - Queenstown Central	Support	Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre'. Copied from Submission point 398.2	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
398.3	FS1274.4	John Thompson and MacFarlane Investments Limited	Map 36 - Queenstown Central	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
544.2		Good Group Limited	Map 35 - Queenstown	Not Stated	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
544.3		Good Group Limited	Map 36 - Queenstown Central	Not Stated	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
549.2		Watertight Investments T/A REPUBLIC HOSPITALITY GROUP (RHG) Operating WINNIES, BALLARAT TRADING COMPANY, ZEPHYR, BARUP, HABANA, BELOW ZERO AND BUFALLO CLUB.	Map 35 - Queenstown	Not Stated	Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
549.3		Watertight Investments T/A REPUBLIC HOSPITALITY GROUP (RHG) Operating WINNIES, BALLARAT TRADING COMPANY, ZEPHYR, BARUP, HABANA, BELOW ZERO AND BUFALLO CLUB.	Map 36 - Queenstown Central	Not Stated	Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
556.2		Skyline Enterprises Limited	Map 32 - Queenstown Hill, Gorge Road	Not Stated	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2	Accept	commercial	32	Urban - Queenstown
587.2		Simple Simon Suck Fizzle Soup and Gourmet Pie Company Trading as The Atlas Beer Cafe	Map 35 - Queenstown	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
587.2	FS1318.16	Imperium Group	Map 35 - Queenstown	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
587.3		Simple Simon Suck Fizzle Soup and Gourmet Pie Company Trading as The Atlas Beer Cafe	Map 36 - Queenstown Central	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
587.3	FS1318.17	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
589.2		Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolos	Map 35 - Queenstown	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
589.2	FS1318.23	Imperium Group	Map 35 - Queenstown	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
589.3		Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolos	Map 36 - Queenstown Central	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
589.3	FS1318.24	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
596.2		Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Map 36 - Queenstown Central	Other	Oppose in part. The Proposed District Plan is modified so: • Protected Feature No.38 is identified on Proposed Planning Map 36, • The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building • The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic Courthouse buildings.	Points 1 and 2 addressed in Hearing Stream 3 Historic Heritage. Point 3 addressed in Stream 8 Business Zones, Chapter 12.	commercial	36	Urban - Queenstown
596.2	FS1318.28	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
599.13		Peter Flemming and others	Map 35 - Queenstown	Not Stated	Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centre	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
599.14		Peter Flemming and others	Map 36 - Queenstown Central	Oppose	Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centr	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
599.5		Peter Flemming and others	Map 35 - Queenstown	Not Stated	Having a map showing clearly the boundaries of all areas within the Town Centre	Reject	commercial	35	Urban - Queenstown
599.6		Peter Flemming and others	Map 36 - Queenstown Central	Not Stated	Having a map showing clearly the boundaries of all areas within the Town Centre See scanned submission 599 (point 4)	duplicate with 599.5 for map 35	commercial	36	Urban - Queenstown
634.2		Trojan Holdings Limited	Map 32 - Queenstown Hill, Gorge Road	Not Stated	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2	duplicate with 556.2 for map 32	commercial	32	Urban - Queenstown

Original Point No	Further Submission	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
650.5		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	Map 36 - Queenstown Central	Support	Support the identification of Four Square Alpine and Henry's Queenstown within the Queenstown Town Centre Zone	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
667.5		Cedric Hockey	Map 36 - Queenstown Central	Oppose	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.18		Watertight Investments Ltd	Map 35 - Queenstown	Other	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.	out of scope (PC50)	commercial	35	Urban - Queenstown
672.19		Watertight Investments Ltd	Map 36 - Queenstown Central	Other	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.2		Watertight Investments Ltd	Map 36 - Queenstown Central	Oppose	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.2	FS1043.2	Grand Lakes Management Limited	Map 36 - Queenstown Central	Oppose	GLML oppose the submission made by Watertight Investments Ltd as they seek an extension of the existing Town Centre Zone to include the block of land bound by Isle, Man, Brecon and Camp Streets. This block of land is directly adjacent to the Sofitel Hotel and if rezoned it could provide the opportunity for increased noise levels in line with the noise provisions as they currently proposed. As outlined in the GLML original submission this has the potential for increased adverse effects from noise exposure.	out of scope (PC50)	commercial	36	Urban - Queenstown
714.16		Kopuawai Investments Limited	Map 35 - Queenstown	Oppose	Identify the Steamer Wharf area as an Entertainment Precinct overlay on an Amended Planning Map 36; and if conflict arises between the PDP Entertainment Precinct or any other such area suggested by other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the most appropriately located.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
724.1		Queenstown Gold Ltd	Map 36 - Queenstown Central	Support	Confirm Lot 1 DP 306661 and Lot 2 DP 27703 on the eastern side of upper Brecon Street as being within the Queenstown Town Centre zone.	Accept	commercial	36	Urban - Queenstown
766.10		Queenstown Wharves GP Limited	Map 35 - Queenstown	Not Stated	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
766.10	FS1341.8	Real Journeys Limited	Map 35 - Queenstown	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
766.12		Queenstown Wharves GP Limited	Map 36 - Queenstown Central	Not Stated	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
766.12	FS1341.9	Real Journeys Limited	Map 36 - Queenstown Central	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
774.1		Queenstown Chamber of Commerce	Map 36 - Queenstown Central	Support	Support the use of the Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz. Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
774.1	FS1318.7	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct be deleted in accordance with my original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
804.1		Southern Pub Company Limited - T/A Pub on Wharf	Map 36 - Queenstown Central	Oppose	That Steamer Wharf complex is included as an Entertainment Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
804.1	FS1318.34	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
807.84		Remarkables Park Limited	Map 35 - Queenstown	Oppose	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.	Accept	commercial	35	Urban - Queenstown
807.85		Remarkables Park Limited	Map 36 - Queenstown Central	Oppose	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.	duplicate with 807.84 for map 35	commercial	36	Urban - Queenstown
832.1		Finz Queenstown Limited	Map 36 - Queenstown Central	Not Stated	Establish an Entertainment Precinct for Steamer Wharf and additional provisions in the Proposed Plan to give effect to the matters raised in the full submission.	Reject	commercial	36	Urban - Queenstown
835.2		Wai Queenstown Limited	Map 36 - Queenstown Central	Other	Support in part. Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
835.2	FS1318.37	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
574.5		Skyline Enterprises Limited	Map 34 - Fernhill and Sunshine Bay	Other	That a new Commercial Tourism and Recreation Sub-Zone and associated provisions as outlined in this submission and attachments to this submission are adopted into the PDP.	Reject	commercial	34	Rural - EDGE OF UGB - Skyline
574.5	FS1063.23	Peter Fleming and Others	Map 34 - Fernhill and Sunshine Bay	Oppose	Oppose all	Accept in part	commercial	34	Rural - EDGE OF UGB - Skyline
574.5	FS1370.1	ZJV (NZ) Limited	Map 34 - Fernhill and Sunshine Bay	Oppose	The liberal controls promoted within the proposed "Commercial Tourism & Recreation Sub-Zone" are inappropriate in ONL setting. The proposed "Commercial Tourism & Recreation Sub-Zone" is not supported by an adequate examination of alternatives, costs and benefits under section 32 of the RMA 1991. The existing designation enables a range of activities that are appropriate for the location and in inconsistent with a recent Environment Court Decision.	Accept in part	commercial	34	Rural - EDGE OF UGB - Skyline