



SUMMARY OF DECISIONS REQUESTED FOR PLAN CHANGE 24

Further submissions due 16/04/2008

Attachment 3: Recommendations on Submissions and Further Submissions as issued with Planners Report dated 30 July 2008

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Armada Holdings Limited	Whole Plan Change	Other	Accept		24/1/1
Submission - Acknowledges that the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District.					
Further Submissions -	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/1</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/4</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/5</i>
	<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/6</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/7</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/1/1/8</i>
Armada Holdings Limited	Whole Plan Change	Oppose	Reject		24/1/2
Submission - That PC24 is withdrawn or cancelled.					
The submitter opposes PC 24 in its current form for the following reasons:					
a. Premise of Plan Change is flawed					
b. Inadequate Section 32 Analysis					
c. Contrary to the Provisions of the District Plan					
d. Promotes Inefficient Use of Land					
e. Creates uncertainty					
Further Submissions -	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/1</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/4</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/5</i>
	<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/6</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/7</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>		<i>24/1/2/8</i>
Armada Holdings Limited	Whole Plan Change	Oppose	Partly Ac		24/1/3
Submission - That in the alternative to the primary relief sought (withdrawal of Plan Change), the District Plan is amended to address the issues and resolve the concerns raised in the submission.					
Further Submissions -	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/1</i>
	<i>Central Land Holdings Limited</i>	<i>Other</i>	<i>Partly Acc</i>		<i>24/1/3/2</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/3</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/4</i>
	<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/5</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Partly Acc</i>		<i>24/1/3/7</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Foodstuffs South Island Limited	Whole Plan Change	Other	Accept		24/2/1
<i>Submission -</i> Acknowledges that the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/6</i>
<i>Queenstown Airport Corporation</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/7</i>
<i>Remarkables Park Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/8</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/2/1/9</i>
Foodstuffs South Island Limited	Whole Plan Change	Oppose	Reject		24/2/2
<i>Submission -</i> That PC24 is withdrawn or cancelled.					
The submitter opposes PC 24 in its current form for the following reasons:					
a. Premise of Plan Change is flawed					
b. Inadequate Section 32 Analysis					
c. Contrary to the Provisions of the District Plan					
d. Promotes Inefficient Use of Land					
e. Creates uncertainty					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/6</i>
<i>Queenstown Airport Corporation</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/7</i>
<i>Remarkables Park Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/8</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/2/2/9</i>
Foodstuffs South Island Limited	Whole Plan Change	Oppose	Partly Ac		24/2/3
<i>Submission -</i> That in the alternative to the primary relief sought (withdrawal of Plan Change), the District Plan is amended to address the issues and resolve the concerns raised in the submission.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Partly Acc</i>		<i>24/2/3/6</i>

<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/2/3/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/2/3/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/2/3/9</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
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H&J Smith Holdings Limited Group	Whole Plan Change	Other	Accept		24/3/1
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Submission - Acknowledges that the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/3/1/9</i>

H&J Smith Holdings Limited Group	Whole Plan Change	Oppose	Reject		24/3/2
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Submission - That PC24 is withdrawn or cancelled.

The submitter opposes PC 24 in its current form for the following reasons:

- a. Premise of Plan Change is flawed
- b. Inadequate Section 32 Analysis
- c. Contrary to the Provisions of the District Plan
- d. Promotes Inefficient Use of Land
- e. Creates uncertainty

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/3/2/9</i>

H&J Smith Holdings Limited Group	Whole Plan Change	Oppose	Partly Ac		24/3/3
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Submission - That in the alternative to the primary relief sought (withdrawal of Plan Change), the District Plan is amended to address the issues and resolve the concerns raised in the submission.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/3</i>

<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/3/3/9</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
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Infinity Investments Group Holdings Limited	Whole Plan Change	Other	Accept		24/4/1
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Submission - Acknowledges that the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/4</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/5</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/4/1/8</i>

Infinity Investments Group Holdings Limited	Whole Plan Change	Oppose	Reject		24/4/2
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Submission - That PC24 is withdrawn or cancelled.

The submitter opposes PC 24 in its current form for the following reasons:

- Premise of Plan Change is flawed
- Inadequate Section 32 Analysis
- Contrary to the Provisions of the District Plan
- Promotes Inefficient Use of Land
- Creates uncertainty

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/4</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/5</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/4/2/8</i>

Infinity Investments Group Holdings Limited	Whole Plan Change	Oppose	Partly Ac		24/4/3
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Submission - That in the alternative to the primary relief sought (withdrawal of Plan Change), the District Plan is amended to address the issues and resolve the concerns raised in the submission.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/1</i>
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<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/4</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/5</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/4/3/8</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Jacks Point Limited	Whole Plan Change	Other	Accept		24/5/1
<i>Submission - Acknowledges that the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District.</i>					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/6</i>
<i>Queenstown Airport Corporation</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/7</i>
<i>Remarkables Park Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/8</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Accept</i>		<i>24/5/1/9</i>
Jacks Point Limited	Whole Plan Change	Oppose	Reject		24/5/2
<i>Submission - That PC24 is withdrawn or cancelled.</i>					
The submitter opposes PC 24 in its current form for the following reasons:					
a. Premise of Plan Change is flawed					
b. Inadequate Section 32 Analysis					
c. Contrary to the Provisions of the District Plan					
d. Promotes Inefficient Use of Land					
e. Creates uncertainty					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/6</i>
<i>Queenstown Airport Corporation</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/7</i>
<i>Remarkables Park Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/8</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/5/2/9</i>
Jacks Point Limited	Whole Plan Change	Oppose	Partly Ac		24/5/3

Submission - That in the alternative to the primary relief sought (withdrawal of Plan Change), the District Plan is amended to address the issues and resolve the concerns raised in the submission.

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/6</i>
	<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/7</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/8</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Partly Acc</i>	<i>24/5/3/9</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Brecon Street Partnership Limited	Whole Plan Change	Partly Supp	Accept		24/6/1
<i>Submission -</i> That Plan Change 24 and the objectives, policies, and methods specified be consistent with the proposed Housing Affordability Bill, in its final form.					
<i>Further Submissions -</i>	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/2</i>
	<i>Central Land Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/5</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/6/1/6</i>
Brecon Street Partnership Limited	Whole Plan Change	Partly Supp	Partly Ac		24/6/2
<i>Submission -</i> Such alternative, similar, and/or consequential amendments to the PODP, and to any other relevant Part of the PODP, as are appropriate to address the issues and concerns raised by this submission.					
<i>Further Submissions -</i>	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/6/2/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/6/2/2</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/6/2/3</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/6/2/4</i>
<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
City Pacific Limited	Whole Plan Change	Partly Supp	Accept		24/7/1
<i>Submission -</i> That Plan Change 24 and the objectives, policies, and methods specified be consistent with the proposed Housing Affordability Bill, in its final form.					
<i>Further Submissions -</i>	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/2</i>
	<i>Central Land Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/5</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/7/1/6</i>
City Pacific Limited	Whole Plan Change	Partly Supp	Partly Ac		24/7/2
<i>Submission -</i> Such alternative, similar, and/or consequential amendments to the PODP, and to any other relevant Part of the PODP, as are appropriate to address the issues and concerns raised by this submission.					
<i>Further Submissions -</i>	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/2</i>
	<i>Central Land Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/5</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acc</i>		<i>24/7/2/6</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Mount Cardrona Station Limited	Whole Plan Change	Partly Supp	Accept		24/8/1
<i>Submission -</i> That Plan Change 24 and the objectives, policies, and methods specified be consistent with the proposed Housing Affordability Bill, in its final form.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Oppose</i>	<i>Reject</i>		<i>24/8/1/1</i>
<i>Central Land Holdings Limited</i>		<i>Oppose</i>	<i>Reject</i>		<i>24/8/1/2</i>
<i>Five Mile Holdings Limited</i>		<i>Oppose</i>	<i>Reject</i>		<i>24/8/1/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Oppose</i>	<i>Reject</i>		<i>24/8/1/4</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Reject</i>		<i>24/8/1/5</i>

Mount Cardrona Station Limited	Whole Plan Change	Partly Supp	Partly Ac		24/8/2
<i>Submission -</i> Such alternative, similar, and/or consequential amendments to the PODP, and to any other relevant Part of the PODP, as are appropriate to address the issues and concerns raised by this submission.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Oppose</i>	<i>Partly Acc</i>		<i>24/8/2/1</i>
<i>Central Land Holdings Limited</i>		<i>Oppose</i>	<i>Partly Acc</i>		<i>24/8/2/2</i>
<i>Five Mile Holdings Limited</i>		<i>Oppose</i>	<i>Partly Acc</i>		<i>24/8/2/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Oppose</i>	<i>Partly Acc</i>		<i>24/8/2/4</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Partly Acc</i>		<i>24/8/2/5</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Central Land Holdings Limited	Whole Plan Change	Oppose	Reject		24/9/1
<i>Submission -</i> A1. That Plan Change 24 be rejected.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/6</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/1/7</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/1/8</i>
Central Land Holdings Limited	Whole Plan Change	Oppose	Reject		24/9/2
<i>Submission -</i> A2. That QLDC should ensure that there is adequate residential zoned land, which will enable developers of residential land to provide affordable housing in appropriate locations.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/2</i>
<i>Central Land Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/2/3</i>
<i>Five Mile Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/6</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/2/7</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/2/8</i>
Central Land Holdings Limited	Section 4.10 and Appendix 11	Oppose	Reject		24/9/3
<i>Submission -</i> In the alternative, if the decisions sought in A1 and A2 cannot be had, then B:					
B: Deletion of Appendix 11 from the Plan Change and the objectives and policies contained in section 4.10 reworded to encourage the provision of affordable housing. The implementation methods should focus on QLDC ensuring an adequate supply of residential zoned land to encourage market development of affordable housing.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/3/2</i>
<i>Central Land Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/3/3</i>
<i>Five Mile Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/3/4</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/3/5</i>
<i>Orchard Road Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/3/6</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/9/3/7</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/9/3/8</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Orchard Road Holdings Limited	Whole Plan Change	Oppose	Reject		24/10/1
<i>Submission -</i> A1. That Plan Change 24 be rejected.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/1/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/1/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/1/4</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/10/1/5</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/1/6</i>
Orchard Road Holdings Limited	Whole Plan Change	Oppose	Reject		24/10/2
<i>Submission -</i> A2. That QLDC should ensure that there is adequate residential zoned land, which will enable developers of residential land to provide affordable housing in appropriate locations.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/2/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/2/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/2/4</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/10/2/5</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/2/6</i>
Orchard Road Holdings Limited	Section 4.10 and Appendix 11	Oppose	Reject		24/10/3
<i>Submission -</i> In the alternative, if the decisions sought in A1 and A2 cannot be had, then B:					
B: Deletion of Appendix 11 from the Plan Change and the objectives and policies contained in section 4.10 reworded to encourage the provision of affordable housing. The implementation methods should focus on QLDC ensuring an adequate supply of residential zoned land to encourage market development of affordable housing.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/3/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/3/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/3/4</i>
<i>Remarkables Park Limited</i>		<i>Oppose</i>	<i>Accept</i>		<i>24/10/3/5</i>
<i>Willowridge Developments Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/10/3/6</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Queenstown Airport Corporation	Whole Plan Change	Oppose	Reject		24/11/1
<i>Submission -</i> A1. That Plan Change 24 be rejected.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/11/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/11/1/2</i>
<i>Central Land Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/11/1/3</i>
<i>Infinity Investments Group Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/11/1/4</i>

<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/1/5</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/11/1/6</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/1/7</i>

Queenstown Airport Corporation **Whole Plan Change** **Oppose** **Reject** **24/11/2**

Submission - A2. That QLDC should ensure that there is adequate residential zoned land, which will enable developers of residential land to provide affordable housing in appropriate locations.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/4</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/5</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/11/2/6</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/2/7</i>

Queenstown Airport Corporation **Section 4.10 and Appendix 11** **Oppose** **Reject** **24/11/3**

Submission - In the alternative, if the decisions sought in A1 and A2 cannot be had, then B:

B: Deletion of Appendix 11 from the Plan Change and the objectives and policies contained in section 4.10 reworded to encourage the provision of affordable housing. The implementation methods should focus on QLDC ensuring an adequate supply of residential zoned land to encourage market development of affordable housing.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/4</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/5</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/11/3/6</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/11/3/7</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Willowridge Developments Limited	Whole Plan Change	Oppose	Reject		24/12/1
Submission - A1. That Plan Change 24 be rejected.					
<i>Further Submissions - Armada Holdings Limited</i>		<i>Support</i>	<i>Reject</i>		<i>24/12/1/1</i>

C/-Anderson Lloyd, The Hills Limited**Support****Reject****24/12/1/2**

The Plan Change and s32 Report fails to clarify and distinguish between the requirements, purposes and intended outcomes of AH in the Wanaka area in comparison to the Queenstown area.

The Section 32 report acknowledges that the linkage zoning approach is a complex formula and that detailed information is required to establish housing needs of employees. The approach fails to adequately address the issue of the relocation of existing business activities within the district where there may not be a net increase in employment. There is also a risk of double counting jobs created by economic and residential development, as well as multiple part time jobs held by the same individuals. These issues identified in the Section 32 report have not been adequately addressed by the proposed provision of PC24.

The provisions of PC24 impose a complex formula that, at the beginning of the development process provides little certainty for developers as to the final outcomes. There is no set contribution percentage in the formula rather the level of contribution is predicted upon the adverse effects arising from the development and requires the preparation of an extensive and complex AHIMS for each development, where the standard formula is not adopted.

The method of assessing the number of jobs to be created in a development, determining their income profile and then assessing their housing needs is too subjective and will lead to developer's experts debating with Council the correct result.

There is no certainty as to whether the developers are exempt from the AH outcomes until after they have started embarking on the development process. Developers need a clear, easily understood calculation framework so that when assessing the feasibility of a project the costs for AH can be clearly established. The Council can not reasonable expect developers to embark on a process/project without this certainty. Set contribution rates by way of a percentage provide certainty, less time delay and costs for developers.

The relief sought in the submission that the Plan Change be rejected is consistent with the primary relief sought by the Hills.

Infinity Investments Group Holdings Limited**Support****Reject****24/12/1/3**

As outlined in the submission of Infinity the Plan change and s 32 Report fails to clarify and distinguish between the requirements, purposes and intended outcomes of AH I the Wanaka area in compariso to the Queenstown area.

As outlined in the submitio of Infinity the Section 32 report acknowledges that the linkage zoning approach is a complex formula and that detailed information is required to establish housing needs of employees. The approach fails to adequately address the issue of the relocation of existing business activities whithin the district where there may not be a net increase in employment. There is also a risk of double counting jobs created by economic and residential development, as well as multiple part time jobs held by the same individuals. These issues identified in the Section 32 report have not been adequately addressed by the proposed provision of PC24.

The provisions of PC24 impose a complex formula that, at the beginning of the development process provides little certainty for developers as to the final outcomes. Ther is no set contribution percentage in the formula rather the level of contribution is predicted upon the adverse effects arising from the development and requires the preparation of an extensive and complex AHIMS for each development, where the standard formula is not adopted.

Overall, the method of assessing the number of jobs to be created in a development, determining their income profile and then assessing their housing needs is too subjective and will lead to developer's experts debating with Council the correct result.

There is no certainty as to whether the developers are exempt from the AH outcomes until after they have started embarking on the development process. Developers need a clear, easily understood calculation framework so that when assessing the feasibility of a project the costs for AH can be clearly established. The Council can not reasonable expect developemrs to embark on a process/project withou this certainty. Set contribution rates by way of a percentage provide certainty, less time delay and costs for developers.

The relief sought in the submitio that the Plan Change be rejected is consistent with the primary relief set out in the original submission of Infinity.

Queenstown Airport Corporation**Support****Reject****24/12/1/4****Remarkables Park Limited****Oppose****Accept****24/12/1/5****Willowridge Developments Limited****Whole Plan Change****Oppose****Reject****24/12/2**

Submission - A2. That QLDC should ensure that there is adequate residential zoned land, which will enable developers of residential land to provide affordable housing in appropriate locations.

Further Submissions - Armada Holdings Limited

Support**Reject****24/12/2/1****C/-Anderson Lloyd, The Hills Limited****Support****Reject****24/12/2/2**

<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/2/3</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/2/4</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/12/2/5</i>

Willowridge Developments Limited **Section 4.10 and Appendix 11** **Oppose** **Reject** **24/12/3**

Submission - In the alternative, if the decisions sought in A1 and A2 cannot be had, then B:

B: Deletion of Appendix 11 from the Plan Change and the objectives and policies contained in section 4.10 reworded to encourage the provision of affordable housing. The implementation methods should focus on QLDC ensuring an adequate supply of residential zoned land to encourage market development of affordable housing.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/3/2</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/3/3</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/12/3/4</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/12/3/5</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Queenstown Hill Developments Limited	Whole Plan Change	Oppose	Reject		24/13/1

Submission - That the provisions of Plan Change 24 be withdrawn and/or rejected in their entirety.

Submission is based on:

- A. Affordable Housing not an an effect on the environment that is within the functions of a Territorial Authority under the Act (RMA)
- B. requiremnt constitutes a form of Financial Contribution n ot recognised under the RMA
- C. impact of development on the affordability of land not an effect on the environment under Part II of the Act
- D. Section 32 Analysis is inadequate.

Further Submissions - Armada Holdings Limited		Support	Reject		24/13/1/1
C/-Anderson Lloyd, The Hills Limited		Support	Reject		24/13/1/2
Central Land Holdings Limited		Support	Reject		24/13/1/3
Five Mile Holdings Limited		Support	Reject		24/13/1/4
Infinity Investments Group Holdings Limited		Support	Reject		24/13/1/5
Orchard Road Holdings Limited		Support	Reject		24/13/1/6
Remarkables Park Limited		Support	Reject		24/13/1/7
Willowridge Developments Limited		Support	Reject		24/13/1/8

Queenstown Hill Developments Limited	Appendix 11 and Section 4, Objective 1	Oppose	Reject		24/13/2
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Submission - In the alternative to withdrawal of the plan change, the submitter seeks the following:

- a) That the provisions contained within Appendix 11 be deleted.
- b) That policies 1 and 2 of Objective 1 be deleted.
- c) That the consent authority make such further additional, amended or consequential changes to any relevant part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.

Further Submissions - Armada Holdings Limited		Support	Reject		24/13/2/1
C/-Anderson Lloyd, The Hills Limited		Support	Reject		24/13/2/2
Central Land Holdings Limited		Support	Reject		24/13/2/3
Five Mile Holdings Limited		Support	Reject		24/13/2/4
Infinity Investments Group Holdings Limited		Support	Reject		24/13/2/5
Orchard Road Holdings Limited		Support	Reject		24/13/2/6
Remarkables Park Limited		Support	Reject		24/13/2/7
Willowridge Developments Limited		Support	Reject		24/13/2/8

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Remarkable Heights Limited	Whole Plan Change	Oppose	Reject		24/14/1

Submission - That the provisions of Plan Change 24 be withdrawn and/or rejected in their entirety.

Submission is based on:

- A. Affordable Housing not an an effect on the environment that is within the functions of a Territorial Authority under the Act (RMA)
- B. requiremnt constitutes a form of Financial Contribution n ot recognised under the RMA
- C. impact of development on the affordability of land not an effect on the environment under Part II of the Act
- D. Section 32 Analysis is inadequate.

Further Submissions - Armada Holdings Limited		Support	Reject		24/14/1/1
C/-Anderson Lloyd, The Hills Limited		Support	Reject		24/14/1/2

<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/1/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/1/4</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/1/5</i>

Remarkable Heights Limited	Appendix 11 and Section 4, Objective 1	Oppose	Reject	24/14/2
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Submission - In the alternative to withdrawal of the plan change, the submitter seeks the following:
a) That the provisions contained within Appendix 11 be deleted.
b) That policies 1 and 2 of Objective 1 be deleted.
c) That the consent authority make such further additional, amended or consequential changes to any relevant part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/2/2</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/2/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/2/4</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/14/2/5</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Albatross QT Ltd	AHIMS Formula & Whole of Plan Change	Oppose	Reject		24/15/1

Submission - Change 24 be rejected on the grounds that affordable housing demand cannot be defined and is not determined by any new development or subdivision nor is it the function of a property owner unless by choice.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/15/1/8</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Benjamin, David and Christine	Whole Plan Change	Partly Supp	Reject		24/16/1

Submission - Consider proposal for Affordable Housing development in Glenorchy at Section 2 SO23458, land zoned Rural General as described in submission, "adjacent to urban land in line with Glenorchy Community Plan 2001, potential for marina activities, potential employee accommodation."

Further Submissions - <i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/16/1/1</i>
<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/16/1/2</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Five Mile Holdings Limited	Whole Plan Change	Oppose	Reject		24/17/1

Submission - That the Plan Change is withdrawn in its entirety.

Based on the following grounds:

- A: the provision of affordable housing does not come within the purpose of the RMA;
- B: This position is recognised by central government, who has introduced an Affordable Housing Bill which aims to enable territorial authorities to increase the supply of affordable housing. In the explanatory notes to the bill the government makes it clear that to provide affordable housing under the RMA would require a change to the purpose of the Act.

C: the Section 32 report proceeds upon an erroneous legal basis that is wrong in a number of ways, and inadequate.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/1/9</i>

Five Mile Holdings Limited **Whole Plan Change** **Oppose** **Reject** 24/17/2

Submission - Without prejudice to the primary decision requested (withdrawal of the Plan Change) the issues set out in the following points (2-6) be addressed:

The Plan Change is incomplete in that it does not contain any rules to implement and achieve objectives and policies.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/2/9</i>

Five Mile Holdings Limited **Definitions** **Oppose** **Reject** 24/17/3

Submission - The definition of temporary workers that is constrained to six months is unrealistic and flawed.

<i>Further Submissions - Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/6</i>
<i>Queenstown Airport Corporation</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/7</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/8</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/17/3/9</i>

Five Mile Holdings Limited	Appendix 11	Oppose	Reject	24/17/4
Submission - The unit sizes suggested in Appendix 11 in table 1 overestimate requirements and are out of step with more realistic options proving to be successful elsewhere				
Further Submissions -	Armada Holdings Limited	Support	Reject	24/17/4/1
	C/-Anderson Lloyd, The Hills Limited	Support	Reject	24/17/4/2
	Central Land Holdings Limited	Support	Reject	24/17/4/3
	Five Mile Holdings Limited	Support	Reject	24/17/4/4
	Infinity Investments Group Holdings Limited	Support	Reject	24/17/4/5
	Orchard Road Holdings Limited	Support	Reject	24/17/4/6
	Queenstown Airport Corporation	Support	Reject	24/17/4/7
	Remarkables Park Limited	Support	Reject	24/17/4/8
	Willowridge Developments Limited	Support	Reject	24/17/4/9

Five Mile Holdings Limited	Whole Plan Change	Oppose	Reject	24/17/5
Submission - There is no justification for a threshold requirement for the provision of Affordable Housing where consent is sought for discretionary activities on the grounds that such activities are not anticipated under the District Plan.				
Further Submissions -	Armada Holdings Limited	Support	Reject	24/17/5/1
	C/-Anderson Lloyd, The Hills Limited	Support	Reject	24/17/5/2
	Central Land Holdings Limited	Support	Reject	24/17/5/3
	Five Mile Holdings Limited	Support	Reject	24/17/5/4
	Infinity Investments Group Holdings Limited	Support	Reject	24/17/5/5
	Orchard Road Holdings Limited	Support	Reject	24/17/5/6
	Queenstown Airport Corporation	Support	Reject	24/17/5/7
	Remarkables Park Limited	Support	Reject	24/17/5/8
	Willowridge Developments Limited	Support	Reject	24/17/5/9

Five Mile Holdings Limited	Whole Plan Change	Oppose	Reject	24/17/6
Submission - There is no justification for a threshold requirement for the provision of Affordable Housing where consent is sought for non-complying activities as there is no logical connection in particular, where such consent is required for breaches of bulk and location controls such as site density, coverage or unit size.				
Further Submissions -	Armada Holdings Limited	Support	Reject	24/17/6/1
	C/-Anderson Lloyd, The Hills Limited	Support	Reject	24/17/6/2
	Central Land Holdings Limited	Support	Reject	24/17/6/3
	Five Mile Holdings Limited	Support	Reject	24/17/6/4
	Infinity Investments Group Holdings Limited	Support	Reject	24/17/6/5
	Orchard Road Holdings Limited	Support	Reject	24/17/6/6
	Queenstown Airport Corporation	Support	Reject	24/17/6/7
	Remarkables Park Limited	Support	Reject	24/17/6/8
	Willowridge Developments Limited	Support	Reject	24/17/6/9

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
Glendore (N.Z) Limited	Whole Plan Change	Oppose	Reject		24/18/1

Submission - That the Plan Change is withdrawn in its entirety.

Based on the following grounds:

A: the provision of affordable housing does not come within the purpose of the RMA;

B: the Section 32 report proceeds upon an erroneous legal basis that is wrong in a number of ways, and inadequate.

Further Submissions -	Armada Holdings Limited	Support	Reject	24/18/1/1
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<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/18/1/8</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Hebbard, Bruce & Alison	Whole Plan Change	Oppose	Reject		24/19/1

Submission - That the funding provisions of the affordable housing plan change must be rejected.

If this cannot be addressed, then the plan change must be rejected in its entirety.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Partly Support</i>	<i>Reject</i>	<i>24/19/1/2</i>
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/3</i>
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/4</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/5</i>
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/6</i>
<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/7</i>
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/19/1/8</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Housing New Zealand Corporation	Whole Plan Change	Support	Accept		24/20/1

Submission - That the Plan Change proceed and that QLDC work with Housing New Zealand Corporation to share any relevant information and expertise.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/1/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/1/2</i>
<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/1/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/1/4</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/1/5</i>

Housing New Zealand Corporation	Whole Plan Change	Support	Accept		24/20/2
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Submission - The Affordable Housing: Enabling Territorial Authorities Bill introduced by Government is likely to complement the proposals contained in Plan Change 24.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/2/1</i>
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/2/2</i>
<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/2/3</i>
<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/2/4</i>
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/20/2/5</i>

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
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John Edmonds and Associates Ltd	Appendix 11	Partly Supp	Accept	24/21/1
Submission - That the Council replaces 'Gross Building Floor Space' with 'Gross Floor Area as defined in the District Plan, excluding underground car parking' as the assessment criterion for affordable housing.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/1/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/1/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/21/1/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/1/4
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/1/5
John Edmonds and Associates Ltd	Appendix 11	Partly Supp	Accept	24/21/2
Submission - To avoid unnecessary confusion, that the Council include a statement such as 'Only the discretionary or non-complying aspect of a development is to be assessed for an affordable housing contribution, NOT the development as a whole. The part of a development to be assessed excludes any part that would be permitted, controlled or restricted discretionary' or similar wording.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/2/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/2/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/21/2/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/2/4
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/2/5
John Edmonds and Associates Ltd	Whole Plan Change	Partly Supp	Accept	24/21/3
Submission - That the Council explores multiple 'incentive' options, an order of priority for flexibility of applying incentives, and incorporate appropriate guarantees into PC 24 and the District Plan.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/3/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/3/2
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/3/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/3/4
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/21/3/5
John Edmonds and Associates Ltd	Whole Plan Change	Partly Supp	Reject	24/21/4
Submission - That the Council clarifies the relationship between monetary development contributions and affordable housing contributions, for example, by attaching a monetary value to affordable housing in regard to development contributions.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	24/21/4/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	24/21/4/2
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	24/21/4/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	24/21/4/4
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	24/21/4/5
John Edmonds and Associates Ltd	Whole Plan Change	Partly Supp	Partly Ac	24/21/5
Submission - That the Council ensures that if monetary contributions are applied to make up all or part of the 'AH – Units of Demand' generated by a development, that the monetary contributions are equivalent to the actual build cost of the affordable housing.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/21/5/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/21/5/2
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/21/5/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/21/5/4
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/21/5/5

John Edmonds and Associates Ltd	Whole Plan Change	Partly Supp	Reject	24/21/6
Submission - That the Council provides more clarity around the implications for affordable housing assessments and provision in regard to change of land-use.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/6/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/6/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/6/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/6/4</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/6/5</i>
John Edmonds and Associates Ltd	Appendix 11	Partly Supp	Reject	24/21/7
Submission - That the Council makes a clear statement within PC24 to ensure numeric 'rounding' occurs after the threshold of 0.8Ah is passed.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/7/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/7/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/7/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/7/4</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/21/7/5</i>
John Edmonds and Associates Ltd	s32	Partly Supp	Partly Ac	24/21/8
Submission - That the Council provides more information about its position on the potential conflict between PC24 and the purpose of the RMA (as described in the preamble to the Affordable Housing: Enabling Territorial Authorities Bill).				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/8/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/8/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/8/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/8/4</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/8/5</i>
John Edmonds and Associates Ltd	Relationship to Affordable Housing Enabling Bill	Partly Supp	Partly Ac	24/21/9
Submission - That the Council clarifies how it intends to address overlaps or conflicts between PC24 and the Affordable Housing: Enabling Territorial Authorities Bill (should this be enacted in time).				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/9/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/9/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/9/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/9/4</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	<i>24/21/9/5</i>
John Edmonds and Associates Ltd	General Comment	Other	Accept	24/21/10
Submission - That the Council creates a policy of how AH assessments will be dealt with, confirmation of efficient timeframes, and Council imposing resource consent thresholds upon Lakes Environmental, together with fee rebates where those timeframes are not achieved.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/21/10/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/21/10/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Other</i>	<i>Not Rec. Ye</i>	<i>24/21/10/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/21/10/4</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/21/10/5</i>

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
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Ladies Mile Partnership	District-wide Policies	Partly Supp	Reject	24/22/1
Submission - The addition of a policy to Objective 1 that seeks to promote the establishment of Affordable Housing within new urban areas that can provide for the social and economic needs of the District's residents.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/1/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/4</i>
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/5</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/6</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/1/7</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/1/8</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/1/9</i>

Ladies Mile Partnership	District-wide Policies	Oppose	Reject	24/22/2
Submission - That Policy 1, Objective 2 be deleted				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/2/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/2/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/2/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/2/4</i>
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/2/5</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/2/6</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/2/7</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/2/8</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/2/9</i>

Ladies Mile Partnership	Whole Plan Change	Partly Supp	Reject	24/22/3
Submission - That the consent authority make such further additional, amended or consequential changes to any relevant part of the District Plan as are considered necessary to address the issues and concerns raised in Ladies Mile Partnership's submission. Notably:				
This submission advocates the addition of a 'third way' to achieve the QLDC objective: through an additional provision in Plan Change 24 to permit consideration of new village development in greenfields areas that are immediately adjacent to existing urban areas.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/3/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/3/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/3/3</i>
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/3/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/3/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/3/6</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>24/22/3/7</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/22/3/8</i>

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
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Millbrook Country Club Limited	Relevant parts of the Plan Change	Oppose	Accept	24/23/1
Submission -	Where developments have mixed zoning under the District Plan (such as a combination of the Millbrook Special Zone and Rural General) and development has an aggregate effect that is no greater than what is anticipated under the District Plan, they should be exempt from requirements as a result of the Affordable and Community Housing Plan Change.			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Support</i>	<i>Accept</i>	<i>24/23/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Partly Support</i>	<i>Accept</i>	<i>24/23/1/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/1/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/1/4</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/1/5</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/23/1/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/1/7</i>

Millbrook Country Club Limited	General Comment	Oppose	Accept	24/23/2
Submission -	The Plan Change should exempt those developments that have pre agreed Affordable Housing policies in place with QLDC.			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Support</i>	<i>Accept</i>	<i>24/23/2/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Partly Support</i>	<i>Accept</i>	<i>24/23/2/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/2/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/2/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/2/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/2/6</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	<i>24/23/2/7</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>	<i>24/23/2/8</i>

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
Peninsula Road Limited	Whole Plan Change	Partly Supp	Accept		24/24/1
Submission -	PRL Supports the principle of providing for affordable and community housing but raises a set of concerns about Plan Change 24 as notified.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Support</i>	<i>Accept</i>		<i>24/24/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/24/1/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/24/1/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/24/1/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/24/1/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/24/1/6</i>
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>		<i>24/24/1/7</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Accept</i>		<i>24/24/1/8</i>

Peninsula Road Limited	Whole Plan Change	Partly Supp	Partly Ac	24/24/2
Submission - That Plan Change 24 be placed on hold until the proposed rules intended to implement the Plan Change 24 objectives and policies are publicly notified, so the objectives, policies and rules can be considered at the same time.				
Further Submissions -	Armada Holdings Limited	Partly Suppor	Partly Acce	24/24/2/1
	C/-Anderson Lloyd, The Hills Limited	Oppose	Partly Acce	24/24/2/2
	Central Land Holdings Limited	Support	Partly Acce	24/24/2/3
	Five Mile Holdings Limited	Support	Partly Acce	24/24/2/4
	Infinity Investments Group Holdings Limited	Oppose	Partly Acce	24/24/2/5
	Orchard Road Holdings Limited	Support	Partly Acce	24/24/2/6
	Remarkables Park Limited	Oppose	Partly Acce	24/24/2/7
	Willowridge Developments Limited	Support	Partly Acce	24/24/2/8

Peninsula Road Limited	Whole Plan Change	Partly Supp	Reject	24/24/3
Submission - That the provisions of Plan Change 24 be reconsidered and amended to address the concerns detailed in this submission.				
Further Submissions -	Armada Holdings Limited	Partly Suppor	Reject	24/24/3/1
	C/-Anderson Lloyd, The Hills Limited	Oppose	Accept	24/24/3/2
	Central Land Holdings Limited	Support	Reject	24/24/3/3
	Five Mile Holdings Limited	Oppose	Accept	24/24/3/4
	Infinity Investments Group Holdings Limited	Oppose	Accept	24/24/3/5
	Orchard Road Holdings Limited	Support	Reject	24/24/3/6
	Remarkables Park Limited	Oppose	Accept	24/24/3/7
	Willowridge Developments Limited	Support	Reject	24/24/3/8

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
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Queenstown Lakes Community Housing Trust	General Comment	Partly Supp	Partly Ac	24/25/1
Submission - -That the independence of the Trust and its role in Affordable Housing be clarified. -Aspects of the Trust's role were clarified, especially where it is necessary to maintain flexibility while we establish a database and operational history to allow for policy development.				
Further Submissions -	Armada Holdings Limited	Oppose	Partly Acce	24/25/1/1
	C/-Anderson Lloyd, The Hills Limited	Oppose	Partly Acce	24/25/1/2
	Five Mile Holdings Limited	Support	Partly Acce	24/25/1/3
	Glendore (N.Z) Limited	Oppose	Partly Acce	24/25/1/4
	Infinity Investments Group Holdings Limited	Oppose	Partly Acce	24/25/1/5
	Remarkables Park Limited	Oppose	Partly Acce	24/25/1/6

Queenstown Lakes Community Housing Trust	Whole Plan Change	Partly Supp	Accept	24/25/2
Submission - The planning language should be more permissive and clearer.				
Further Submissions -	Armada Holdings Limited	Oppose	Reject	24/25/2/1
	C/-Anderson Lloyd, The Hills Limited	Oppose	Reject	24/25/2/2
	Five Mile Holdings Limited	Support	Accept	24/25/2/3
	Glendore (N.Z) Limited	Oppose	Reject	24/25/2/4
	Infinity Investments Group Holdings Limited	Oppose	Reject	24/25/2/5
	Remarkables Park Limited	Oppose	Reject	24/25/2/6

Queenstown Lakes Community Housing Trust **Whole Plan Change** **Partly Supp** **Accept** 24/25/3

Submission - The Plan Change should have clearly stated goals to show people where Council wants to be with regards to Affordable Housing in its stated timeframe.

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/3/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/3/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/25/3/3
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/3/4
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/3/5
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/3/6

Queenstown Lakes Community Housing Trust **Appendix 11, Section 2, Part B2** **Partly Supp** **Partly Ac** 24/25/4

Submission - The Trust is greatly concerned at the open interpretation of the Affordable Housing and Community Housing contributions and the quantum of housing stock to be administered under the Trust's responsibilities.

Expalin, and consider changing, why some developments are subject to Affordable Housing contributions but not others.

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/4/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/4/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/25/4/3
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/4/4
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/4/5
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/4/6

Queenstown Lakes Community Housing Trust **Appendix 11** **Partly Supp** **Partly Ac** 24/25/5

Submission - The Trust strongly urges Council to increase the proportion of Affordable and Community Housing to be managed by the Trust to 100% of the contributions if the Trust is to achieve its stated goals of housing supply.

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/2
	<i>Five Mile Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/3
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/4
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/5
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/25/5/6

Queenstown Lakes Community Housing Trust **General comment** **Partly Supp** **Accept** 24/25/6

Submission - That more emphasis be placed on an incentive based regime than a perceived punitive approach to addressing the problem where possible (for example density bonuses)

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/6/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/6/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/25/6/3
	<i>Glendore (N.Z) Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/6/4
	<i>Infinity Investments Group Holdings Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/6/5
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/25/6/6

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
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Queenstown Lakes District Council **Appendix 11** **Partly Supp** **Accept** 24/26/1

Submission - In Section 2 of the AHIMS, Page A11-2, add the following language that confirms agreements to deliver affordable housing through Stakeholder Deeds can take the place of the proposed plan change provisions:

"If a written agreement has been executed with the Council regarding the affordable housing contribution to be made for a proposed development or subdivision, affordable housing contributions will be deemed to be met via the terms of that agreement."

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/1/1
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/26/1/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/1/3
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/26/1/4

Queenstown Lakes District Council **Whole Plan Change** **Partly Supp** **Partly Ac** 24/26/2

Submission - Assessment Matters: clarification as to what refers a reader of the District Plan to the need for an Affordable Housing Impact and Mitigation Statement (AHIMS) when the District Wide Issues may not have been reviewed.

Add the following assessment matter: "Affordable and Community Housing: Whether the provisions of 4.10 and Appendix 11: Affordable and Community Housing have been considered, including an Affordable Housing Impact and Mitigations Statement (AHIMS)."

. . .throughout the relevant chapters of the plan (as listed in the submission)

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Partly Acce</i>	24/26/2/1
	<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Partly Acce</i>	24/26/2/2
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Partly Acce</i>	24/26/2/3

Queenstown Lakes District Council **Definitions** **Partly Supp** **Accept** 24/26/3

Submission - Add the word "gross" to the Definition of Affordable Housing (to result in "gross income")

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/3/1
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/26/3/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/3/3
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/26/3/4

Queenstown Lakes District Council **Appendix 11, Table 3** **Partly Supp** **Accept** 24/26/4

Submission - Clarify the terminology in Table 3 of Appendix 11, by replacing 'Units of Demand' with 'Relative Household Equivalents', and changing 'gross building floorspace' to 'Gross Floor Area', as defined in the District Plan.

At the end of the heading of the right hand column of Table 3 (after 'Gross Floor Area' as proposed by this submission) insert a footnote with the following text:

'1. excluding garages or any other floor space dedicated to car parking'

Also, add the words 'and industrial' at the end of the text of the 'Commercial - large format' row (after 'yard based')

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/4/1
	<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/4/2
	<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/26/4/3

Submission - Changes to Table 4 of Appendix 11:

Delete the column entitled 'Percentage of Affordable Housing Stock' (this is superfluous as dealt with more clearly in Table 5).

Delete the column 'Minimum Unit Size' (This is superfluous as dealt with more clearly in Table 1)

Add a note after the table for units smaller than a Studio that reads:

'(Note: Any residential living space providing less private residential space than a Studio shall be deemed to be 0.4 Relative Household Equivalents)'

Further Submissions - <i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/5/1
<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/5/2
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/26/5/3

Submission - Enable greater opportunity for a wider set of delivery methods, by adding the words "but not limited to" on page A 11-5 so that it reads:

"3. Define the methods that are to be used to deliver the Affordable and Community Housing required including, but not limited to, one or a combination of the following: . . ."

Further Submissions - <i>Armada Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/6/1
<i>Infinity Investments Group Holdings Limited</i>	<i>Partly Suppor</i>	<i>Accept</i>	24/26/6/2
<i>Remarkables Park Limited</i>	<i>Oppose</i>	<i>Reject</i>	24/26/6/3

<i>Name</i>	<i>Plan Provision</i>	<i>Position</i>	<i>Recmnd.</i>	<i>Decision</i>	<i>SubNo.</i>
Remarkables Park Limited	Whole Plan Change	Oppose	Reject		24/27/1

Submission - That Plan Change 24 (PC 24) be withdrawn.

Grounds of this argument stated in submission include:

- PC 24 does not meet the purpose of the RMA ('the Act') and does not accord with the provisions of the Act;
- PC 24 does not meet the requirements of section 32 of the Act
- PC 24 should not be pursued in advance of the Affordable Housing: Enabling Territorial Authorities Bill proceeding through the legislative process.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/1/7

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/2
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Submission - That if PC 24 is not withdrawn, that PC 24 be placed on hold until the Affordable Housing: Enabling Territorial Authorities Bill has proceeded through the legislative process

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/2/7

Remarkables Park Limited **Whole Plan Change** **Oppose** **Reject** 24/27/3

Submission - That PC 24 be amended to address the matters raised in the submission, if it is not withdrawn or placed on hold.

The points set out in 3-14 below were raised:

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/3/7

Remarkables Park Limited **Appendix 11, Table 3** **Oppose** **Reject** 24/27/4

Submission - The application of Table 3 can result in anomalous outcomes.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/4/7

Remarkables Park Limited **Whole Plan Change** **Oppose** **Reject** 24/27/5

Submission - The Plan Change lacks incentives.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/5/7

Remarkables Park Limited **Whole Plan Change** **Oppose** **Reject** 24/27/6

Submission - The Plan Change lacks recognition of the community and education benefits that development can provide.

Further Submissions - <i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/1
<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/2
<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/3
<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/4
<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/5
<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/6
<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	24/27/6/7

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/7
Submission -	The Plan Change lacks flexibility, particularly with regards to the transfer of land, housing or cash to the Community Housing Trust.			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/7/7</i>

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/8
Submission -	Plan Change fails to address the issue of Fringe Benefit Tax issues (in Plan Change or s32 report).			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/8/7</i>

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/9
Submission -	The Plan Change does not ensure good urban design outcomes, particularly if land or cash is transferred to the Community Housing Trust.			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/9/7</i>

Remarkables Park Limited	Whole Plan Change	Other	Reject	24/27/10
Submission -	It is not clear which zones the Plan Change applies to.			
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/10/7</i>

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/11
Submission - The Plan Change should not apply to discretionary activities, which the submitter believes are anticipated by the Plan.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/11/7</i>

Remarkables Park Limited	Whole Plan Change	Oppose	Reject	24/27/12
Submission - The Plan Change places an obligation solely on residential and commercial property developers. In similar overseas examples, those creating new employment have Affordable Housing requirements imposed.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/2</i>
	<i>Central Land Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/3</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/4</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/5</i>
	<i>Orchard Road Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/6</i>
	<i>Willowridge Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/27/12/7</i>

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
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Southern Planning Group	Whole Plan Change	Oppose	Reject	24/28/1
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Submission - Withdraw the plan change in its entirety.

Submission is based on:

A) Issues with the Proposed Plan Change:

B) Wider Issues in the Context of the Proposed Plan Change

C) Resource Management Act 191 Considerations

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/28/1/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/28/1/2</i>
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/28/1/3</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/28/1/4</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	<i>24/28/1/5</i>

Southern Planning Group	Whole Plan Change	Other	Partly Ac	24/28/2
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Submission - Alternatively, that the consent authority make such additions, amendments or consequential changes to any relevant part of the Plan Change documentation as are necessary to address the issues and concerns raised in this submission. Key points of submission are summarised in the following points (3-10):

Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	<i>24/28/2/1</i>
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acce</i>	<i>24/28/2/2</i>
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	<i>24/28/2/3</i>
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acce</i>	<i>24/28/2/4</i>

Southern Planning Group	Whole Plan Change	Other	Partly Ac	24/28/3
Submission - Lack of statements in the Plan Change that it is only discretionary and non-complying activities that are expected to provide Affordable Housing and that it is only those parts of a development that are discretionary or non-complying that need to be considered.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/3/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/3/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/3/3
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/3/4
Southern Planning Group	Whole Plan Change	Oppose	Partly Ac	24/28/4
Submission - Discretionary activities are considered 'anticipated by the Plan'				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/4/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/4/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/4/3
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/4/4
Southern Planning Group	Whole Plan Change	Other	Partly Ac	24/28/5
Submission - Lack of explanation of how cash or land contributions in lieu of housing contributions will be calculated				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/5/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/5/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/5/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/5/4
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Partly Acce</i>	24/28/5/5
Southern Planning Group	Whole Plan Change	Other	Reject	24/28/6
Submission - The Plan Change should acknowledge the issue of the cost of Development Contributions for Affordable Housing units provided.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/6/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/6/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/6/3
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/6/4
Southern Planning Group	s32 report	Oppose	Reject	24/28/7
Submission - Lack of study of the costs to developers or existing home and landowners in s32 report				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/7/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/7/2
	<i>Five Mile Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/7/3
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/7/4
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Reject</i>	24/28/7/5
Southern Planning Group	Additional Information	Other	Accept	24/28/8
Submission - A spreadsheet summarising the Affordable Housing requirements set out in Appendix 11 should be produced by the Council and made available to the public.				
Further Submissions -	<i>Armada Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/28/8/1
	<i>C/-Anderson Lloyd, The Hills Limited</i>	<i>Support</i>	<i>Accept</i>	24/28/8/2
	<i>Infinity Investments Group Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	24/28/8/3
	<i>Remarkables Park Limited</i>	<i>Support</i>	<i>Accept</i>	24/28/8/4

Southern Planning Group	Whole Plan Change	Other	Reject	24/28/9
Submission - Need to clarify who ultimately approves the Affordable Housing Impact and Mitigation Statement (AHIMS). Can the AHIMS be approved prior to lodging a consents so that a developer can confirm the financial implications of such contributions prior to lodging a resource consent?				
Further Submissions -	Armada Holdings Limited	Support	Reject	24/28/9/1
	C/-Anderson Lloyd, The Hills Limited	Support	Reject	24/28/9/2
	Five Mile Holdings Limited	Support	Reject	24/28/9/3
	Infinity Investments Group Holdings Limited	Support	Reject	24/28/9/4
	Remarkables Park Limited	Support	Reject	24/28/9/5
Southern Planning Group	Additional Information	Other	Reject	24/28/10
Submission - More information on potential incentives is requested.				
Further Submissions -	Armada Holdings Limited	Support	Reject	24/28/10/1
	C/-Anderson Lloyd, The Hills Limited	Support	Reject	24/28/10/2
	Five Mile Holdings Limited	Support	Reject	24/28/10/3
	Infinity Investments Group Holdings Limited	Support	Reject	24/28/10/4
	Remarkables Park Limited	Support	Reject	24/28/10/5

Name	Plan Provision	Position	Recmnd.	Decision	SubNo.
True, Ingo	Appendix 11- Design Criteria	Oppose	Reject		24/29/1
Submission - Not in agreement with the way houses are built. Compared to other countries, NZ has to improve the way of building houses.					