

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 13  
– Queenstown Mapping  
Annotations and  
Rezoning Requests

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

**GROUP 1A: QUEENSTOWN BUSINESS AND INDUSTRIAL**

**6 October 2017**

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## **1. INTRODUCTION**

- 1.1** My full name is Ruth Christine Cameron Evans. I am a senior planner and have been employed by Barker and Associates since July 2017. Prior to that I was employed by Harrison Grierson.
- 1.2** My qualifications and experience are set out in my evidence in chief dated 24 May 2017. I have filed the following evidence in this hearing:
- (a) S42A Report / Statement of Evidence dated 24 May 2017;
  - (b) Rebuttal Evidence dated 7 July 2017; and
  - (c) Summary of Evidence dated 21 July 2017.
- 1.3** I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.
- 1.4** I have reviewed the evidence filed by other expert witnesses on behalf of submitters, attended part of the hearing on 25 and 26 July 2017 and have been provided with information from submitters and counsel at the hearing, including reports of what has taken place at the hearing each day relevant to my recommendations.
- 1.5** This reply evidence covers the following issues:
- (a) ONL at 1 Hansen Road in relation to the Spence Farm Limited submission (698); and
  - (b) Rezoning sought at McBride Street by Brett Giddens (828) and C & S Hansen (840).

1.6 On Wednesday 11 October 2017, I am filing a supplementary reply in relation to the submission by Skyline Enterprises Limited (574).

1.7 The following information is attached as Appendices:

- (a) **Appendix 1:** Updated Table of recommendations to Group 1A submissions;
- (b) **Appendix 2:** Table of submissions recommended to be accepted or accepted in part that require changes to the PDP Maps; and
- (c) **Appendix 3:** Section 32AA Evaluation.

## 2. 1 HANSEN ROAD

2.1 During the course of the hearing Mr John Edmonds, for submitter 698 (Spence Farm Ltd) raised some inconsistencies between the Operative District Plan (**ODP**) and the Proposed District Plan (**PDP**) in terms of the extent of the urban zoning and ONL and UGB lines. The differences are shown in Exhibit 13.7.

2.2 With regard to the ONL boundary, Dr Read has addressed this in her reply evidence and has recommended that the ONL boundary is altered to follow the toe of the slope. I accept and rely on Dr Read's assessment and recommendation and therefore recommend that submission point 698.5 (that the ONL boundary intersecting 1 Hansen Road be moved so that it sits at the toe of the slope and sits entirely within the Rural Zone) be accepted in part. As there is still a portion of ONL outside of the Rural zone, the submission point has not been recommended as accepted in full.

2.3 With regard to the extent of the Local Shopping Centre Zone (**LSCZ**) at 1 Hansen Road and possible change to the extent of urban zoning between the ODP and PDP raised by Mr Edmonds, I understand that the notified urban zoning was extended north of the cemetery to facilitate access between 1 Hansen Road and the LSCZ to the west. Policy 15.2.3.5 requires that development be undertaken in an integrated manner, having particular regard to ensuring safe and efficient operation of the transport network. This is given effect to by Rule 15.4.3.2(a) (see Appendix 1 of my s42A Report) which requires

a Comprehensive Development Plan that addresses transport matters including the potential for vehicle access to and from the LSCZ to the west of Frankton Cemetery.

**2.4** I note that the Spence Farms Ltd submission only gives scope to change the ONL boundary and provisions of Chapter 15. There is no scope to change the extent of the LSCZ in this area.

### **3. MCBRIDE STREET**

**3.1** In relation to the submissions seeking business zoning along McBride Street, and in particular the submissions from Brett Giddens (828) and C & S Hansen (840), the Panel asked if it would be possible to include a bespoke rule which provided for offices at this location, or in other residential zones. I understand the Panel was exploring an avenue for small scale operations (beyond that of a home based business, but not a full commercial operation) to establish in residential zones, to avoid the high rents in commercial zones, and particularly where the submitter's sites are located adjacent to an existing LSCZ.

**3.2** I have sought specific comments from Mr Heath (Council's expert witness for economic matters, including commercial land requirements) on the Panel's question. Mr Heath's evidence is that he does not support office activity at this location, as there is plenty of capacity for offices in the LSCZ at 1 Hansen Road and also within the recommended Frankton North BMUZ. Mr Heath further explains that he does not consider that the McBride Street block has any unique attributes that warrant special provisions in the residential zone to provide for office activity to be established when there is so much office activity permitted in such close proximity.

**3.3** At the hearing I had indicated that commercial activities under 100m<sup>2</sup> gross floor area were allowed for in the Low Density Residential Zone (**LDRZ**). I need to correct this, as the activity status in the reply version of 11 November 2016 is restricted discretionary pursuant to Rule 7.4.5, rather than permitted.

**3.4** I have considered the Panel's question in the context of the LDRZ provisions. Objective 7.2.6 provides as follows:

*7.2.6 Objective – ~~Generally discourage~~ Commercial development is ~~discouraged except when it is~~ small scale and generates minimal amenity impacts.*

**3.5** This objective is achieved by Policies 7.2.6.1-7.2.6.4, which focus on commercial activities that either service the day-to-day needs of local residents, or enhance social connection and vibrancy, while not undermining the residential amenity or viability of centres; ensuring any commercial development is of low scale and intensity and does not create adverse transport or noise effects; and is compatible in design, scale and appearance with the surrounding residential character.

**3.6** In my view, providing for offices (even at a small scale) in the residential zones would undermine the purpose of the LDRZ, which includes that commercial activities are generally discouraged unless there is a demonstrated local need. This is reflected in the restricted discretionary status for small scale commercial activities.

**3.7** With regard to traffic effects, I note the evidence of Ms W Banks is that she maintains her view that LSCZ is not appropriate for the rezonings sought by submitters 828 and 840, due to safety concerns.

**3.8** In relation to the overall rezoning request for LSCZ, I note Mr Heath's opinion is set out in paragraphs 4.1-4.3 of his reply evidence. Mr Heath's conclusion is that he does not support LSCZ for the McBride Street block as this would oversaturate the market.

- 3.9** While there could be bespoke provisions relating specifically to the submitters' sites to provide for offices (as an alternative to providing for them more generally in the residential zone/s which I do not believe there is scope for through this hearing stream), I do not think this is an efficient mechanism given that the offices are already established and there is no evidence as to the appropriate size of offices at this location. I would not support providing for commercial activities in this location without some size limitation, given the existing LSCZ capacity in close proximity and potential traffic and transport effects. I understand that at the hearing the submitters' position was that they want the flexibility of LSCZ (with limits on residential), so a rule providing for offices may not meet their requirements in any case.
- 3.10** If the Panel were of a view to recommend LSCZ for the McBride Street block, I consider that there should be restrictions on intensification of residential activities, given the airport noise restrictions due to the land being within the Outer Control Boundary (**OCB**) and while the land has grandfathering rights, any further intensification of ASAN would not be appropriate. I support Mr Giddens' proposal at the hearing limiting to one residential unit per site in this regard, as that is consistent with the status quo.
- 3.11** I note the discussion at the hearing regarding the bus stop. I have investigated whether there has been any change to the Council's position on the bus stop and its further expansion or development of a transport hub, and I can confirm that the situation as outlined in my s42A report at paragraph 5.27 and 5.28 remains the same and that the Council has no current plans to expand the bus stop.

**3.12** At the hearing Mr Nick Geddes discussed the bulk and location diagrams provided at Attachment B to his summary statement for submitter 840 (Hansen). I understand from the discussion that the green areas represent the bulk and location achieved under the standards proposed by Mr Geddes, and the red areas represent the notified LDRZ bulk and location. It appears from these diagrams that the proposed LSCZ provisions will generally provide for higher density development than the notified LDRZ, with less open space. While I note there is a reduced setback along the southern boundary under the LSCZ scenario compared to the notified LDRZ scenario, I note that the LDRZ setbacks are standard throughout the zone and acceptable from a residential amenity and shading perspective.

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

**Ruth Evans**

**6 October 2017**

## APPENDIX 1 – LIST OF SUBMITTERS

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
141.3		Barbara Williams	Map 33 - Frankton	Support	Supports planning map 33 as it relates to the submitters property in regards to plan change 35. Requests that as an alternative to Low Density Residential Zone, properties located at 58-106 McBride St are rezoned to a form of commercial zoning.	Reject	commercial	33	Urban - Frankton
141.3	FS1340.62	Queenstown Airport Corporation	Map 33 - Frankton	Not Stated	Support in part/Oppose in part - QAC supports in part/opposes in part the rezoning of this site to a commercial type zoning provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).	Accept in part	commercial	33	Urban - Frankton
433.65		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Amend the rule as follows: <b>Rule 15.4.3.4</b> <b>Activities located in the Local Shopping Centre Zone</b> <i>Visitor Accommodation</i> <i>*Discretion is restricted to consideration of all of the following:</i> *..... <u>Acoustic treatment of any new or additions or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary at Queenstown Airport.</u>	Reject	commercial	33	Urban - Frankton
433.65	1077.45	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	commercial	33	Urban - Frankton
433.65	1097.351	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	commercial	33	Urban - Frankton
433.65	1117.114	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	commercial	33	Urban - Frankton
698.2		Spence Farms Ltd		Not Stated	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.	Accept in part	commercial	33	Urban - Frankton
698.3		Spence Farms Ltd	Part Seven - Maps	Not Stated	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.	Accept in part	commercial	33	Urban - Frankton
719.86		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.87		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.88		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
719.89		NZ Transport Agency	15.2.3 Objective 3	Support	Retain	Accept	LSCZ Provisions	33	Urban - Frankton
828.1		Brett Giddens	Map 31a - Queenstown Airport	Not Stated	Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to <u>Local Shopping Centre Zone</u> or as a secondary option, a more appropriate higher density zone such as: •High Density Residential; •Medium Density Residential; or •Another zone or amended zone that will achieve the outcomes sought in the submission. Any additional or consequential relief of the proposed plan as a result of this submission.	Reject	commercial	31a	Urban - Frankton
828.1	FS1077.72	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Accept in part	commercial	31a	Urban - Frankton
828.1	FS1340.153	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone). QAC opposes the proposed rezoning of this land to medium or high density residential and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept in part	commercial	31a	Urban - Frankton
840.2		C & S Hansen		Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.	Reject	commercial	33	Urban - Frankton
840.2	FS1340.159	Queenstown Airport Corporation		Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).	Accept in part	commercial	33	Urban - Frankton
840.3		C & S Hansen	Map 33 - Frankton	Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.	Related to rezoning submission point 840.2. Duplicate	commercial	33	Urban - Frankton
840.3	FS1340.160	Queenstown Airport Corporation	Map 33 - Frankton	Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).	Accept in part	commercial	33	Urban - Frankton
141.6		Barbara Williams		Other	Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.	Reject	commercial	33	Urban - Frankton
16.2		ds ee properties ltd	Map 33 - Frankton	Support	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.	Reject	commercial	33	Urban - Frankton Road
16.2	FS1214.2	Z-Energy Ltd	Map 33 - Frankton	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	33	Urban - Frankton Road
16.2	FS1340.51	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	Oppose in Part- QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in part	commercial	33	Urban - Frankton Road
125.1		Kenneth Muir	16.1Purpose	Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.	Reject	commercial	33	Urban - Frankton Road
125.1	FS1214.3	Z-Energy Ltd	16.1Purpose	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	33	Urban - Frankton Road

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
125.1	FS1340.56	Queenstown Airport Corporation	16.1 Purpose	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in part	commercial	33	Urban - Frankton Road
125.2		Kenneth Muir	Part Seven - Maps	Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.	Reject	commercial	31	Urban - Frankton Road
125.2	FS1214.4	Z-Energy Ltd	Part Seven - Maps	Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Reject	commercial	31	Urban - Frankton Road
125.2	FS1340.57	Queenstown Airport Corporation	Part Seven - Maps	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in part	commercial	31	Urban - Frankton Road
125.2	FS1214.5	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.	Duplicate of FS1214.4	commercial	33	Urban - Frankton Road
125.2	FS1340.58	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Duplicate of FS1340.57	commercial	33	Urban - Frankton Road
312.1		Z Energy Limited	Map 33 - Frankton	Oppose	846 Frankton Road is suitable for business or higher intensity residential purposes and should be rezoned to Local Shopping Centre or Medium or High Density Residential, or as consistent with any rezoning of the existing commercial properties along Sugar Lane and opposite the site.	Reject	commercial	33	Urban - Frankton Road
488.3		Schist Holdings Limited and Bnzl Properties Limited	16.5.7.1	Not Stated	Amend Rule 16.5.7.1 by adding the words "(Gorge Road)" after the word "Queenstown". Amend Rule 16.5.7.1 by adding a new standard "16.5.7.2 Queenstown (Glenda Drive) a. Up to 8m - Permitted b. Up to 10m – Restricted Discretionary."	Reject	LSCZ Provisions	31	Urban - Frankton Flats
488.3	FS1340.29	Queenstown Airport Corporation	16.5.7.1	Oppose	QAC opposes the changes to this rule. The proposed height restrictions would be redundant in light of QAC's Airport Approach and Protection Measures designation which lies at between 8 to 11m over this site.	Accept	LSCZ Provisions	31	Urban - Frankton Flats
344.12		Fletcher Distribution Ltd and Mico New Zealand Ltd	Map 31a - Queenstown Airport	Oppose	That the rural portion of the Frankton Placemakers site be rezoned to Industrial A as shown on Planning Map 31 (copied from point 344.2 Rural Zone).	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1		Aviemoire Corporation Ltd	Map 31a - Queenstown Airport	Oppose	Requests the submitter's land (Lot 1 DP472825) shown on planning Map 31a is rezoned from Rural to Industrial A Zone.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1117.54	Remarkables Park Limited	Map 31a - Queenstown Airport	Support	The submitter's land should be zoned industrial given its location.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1164.4	Shotover Park Limited	Map 31a - Queenstown Airport	Support	Agrees that the submitter's land should be zoned industrial given its location.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
418.1	FS1340.102	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Support	QAC supports the rezoning of this land from Rural General to Industrial.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
488.1		Schist Holdings Limited and Bnzl Properties Limited	Map 31 - Lower Shotover	Not Stated	Opposes Industrial zoning of two properties located on the eastern side of Glenda Drive, towards the southern end of Glenda Drive. They have the valuation numbers 2910225704 and 2910225708. Submits that the southern end of Glenda Drive (if not most of Glenda Drive) is more appropriately zoned Business Mixed Use Zone. Rezoned properties with valuation numbers 2910225704 and 2910225708 on Glenda Drive as Business Mixed Use Zone. Consider extending such zonings to other properties along Glenda Drive.	Reject	commercial	31	Urban - UGB Rural - Frankton Flats
488.1	FS1340.116	Queenstown Airport Corporation	Map 31 - Lower Shotover	Oppose	The site is located on the edge of the ANB and OCB. The Business Mixed Use Zone currently contains no provisions relating to the management of ASAN. Rezoning this site would therefore allow a level of ASAN development that is not currently provided for the Operative District Plan. This is inappropriate and inconsistent with the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept in part	commercial	31	Urban - UGB Rural - Frankton Flats
720.1		Reavers NZ Limited	Map 31a - Queenstown Airport	Oppose	Rezoned from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.	Accept in part	Industrial	31a	Urban - UGB Rural - Frankton Flats
720.1	FS1077.60	Board of Airline Representatives of New Zealand (BARNZ)	Map 31a - Queenstown Airport	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its rural zone.	Reject	Industrial	31a	Urban - UGB Rural - Frankton Flats
433.61		Queenstown Airport Corporation	15.1 Zone Purpose	Other	Insert the following text at the end of the Zone Purpose: <u>The Frankton Local Shopping Centre is located within close proximity to Queenstown Airport and is located within with the Airport's Outer Control Boundary. Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air Noise Boundary or Outer Control Boundary.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1077.41	Board of Airline Representatives of New Zealand (BARNZ)	15.1 Zone Purpose	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1097.347	Queenstown Park Limited	15.1 Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.61	FS1117.110	Remarkables Park Limited	15.1 Zone Purpose	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.62		Queenstown Airport Corporation	15.2.3 Objective 3	Other	Insert the following new policy: <b>Policy 15.2.3.5</b> <u>Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.62	FS1077.42	Board of Airline Representatives of New Zealand (BARNZ)	15.2.3 Objective 3	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.62	FS1097.348	Queenstown Park Limited	15.2.3 Objective 3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
433.62	FS1117.111	Remarkables Park Limited	15.2.3 Objective 3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.63		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Insert a new rule as follows: <b>Rule 15.4.X</b> <b>Activities located in the Local Shopping Centre Zone</b> <i>Any Activity Sensitive to Aircraft Noise that does not comply with Standard 15.5.X [acoustic treatment provision within the OCB];</i>  <b>Activity Status</b> <i>NC</i>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1077.43	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1097.349	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.63	FS1117.112	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.64		Queenstown Airport Corporation	15.4.3	Other	Amend Rule 15.4.3.1 as follows: <b>Rule 15.4.3.1</b> <b>Activities located in the Local Shopping Centre Zone</b> <i>Buildings</i> <i>* Discretion is restricted to consideration of all of the following: external appearance, material, sign platform, lighting, impact on street, <u>acoustic treatment of new buildings or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary</u> and natural hazards to ensure that:</i> <i>*.....</i> <i>*Queenstown Airport is protected from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.</i>  <b>Activity Status</b> <i>RD</i>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1077.44	Board of Airline Representatives of New Zealand (BARNZ)	15.4.3	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1097.350	Queenstown Park Limited	15.4.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.64	FS1117.113	Remarkables Park Limited	15.4.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.66		Queenstown Airport Corporation	15.4 Rules - Activities	Other	Amend proposed Rule 15.4.3.3 and insert a new rule as follows: <b>Rule 15.4.3.3</b> <b>Activities located in the Local Shopping Centre Zone</b> <i>Acoustic Insulation in the Frankton Local Shopping Centre Zone</i> <i>New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</i>  <b>Activity Status</b> <i>NC</i>  <b>Rule 15.4.3.3 X</b> <b>Activities located in the Local Shopping Centre Zone</b> <i>Acoustic Insulation in all other Local Shopping Centre Zones</i>  <b>Activity Status</b> <i>RD</i>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.66	FS1077.46	Board of Airline Representatives of New Zealand (BARNZ)	15.4 Rules - Activities	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
433.66	FS1097.352	Queenstown Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.66	FS1117.115	Remarkables Park Limited	15.4 Rules - Activities	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.67		Queenstown Airport Corporation	15.6 Non-Notification of Applications	Other	Insert a new notification parameter as follows: <u>15.6.4 Notice shall be served on the requiring authority for Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 15.4.3.3.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1077.47	Board of Airline Representatives of New Zealand (BARNZ)	15.6 Non-Notification of Applications	Support	Make the amendments sought by QAC	Reject	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1097.353	Queenstown Park Limited	15.6 Non-Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
433.67	FS1117.116	Remarkables Park Limited	15.6 Non-Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
698.5		Spence Farms Ltd	Map 33 - Frankton	Not Stated	Move the boundary of the Outstanding Natural Landscape as it applies 1 Hansen Road ((Lot 1 DP 26426 PT SEC 5 BLK XXI Shotover SD) and the Frankton Cemetery so that it follows the toe of the slope and sits entirely within the proposed Rural Zone.	Accept in part	Landscape	33	Urban - Ladies Mile
698.6		Spence Farms Ltd	15.5.6	Not Stated	Amend as follows: Building Height a) For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay and Wanaka the maximum building height shall be 7m. b) For the Local Shopping Centre Zone located at 1 Hansen Road (being the land located between Hansen Road and Frankton Cemetery) the maximum height shall be 10 m except for buildings or parts of buildings 55m or further from the State High boundary, in which case the maximum height shall be 15 m. c) For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.7		Spence Farms Ltd	15.5.5	Not Stated	Delete: Residential and Visitor Accommodation Activities All residential and visitor accommodation activities shall be restricted to first floor level or above.	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.7	FS1340.27	Queenstown Airport Corporation	15.5.5	Oppose	QAC opposes the amendments sought. Restricting visitor accommodation and residential activities to the first floor of buildings and above (combined with a few other performance standards) is one of the few controls governing the density of residential or visitor accommodation development on Local Shopping Centre zoned land within the OCB. To remove this rule would therefore enable the intensification of ASAN within the Local Shopping Zone with no density constraints. The further intensification of ASAN within the OCB is opposed by QAC.	Accept	LSCZ Provisions	31	Urban - Ladies Mile
698.8		Spence Farms Ltd	15.5.3	Not Stated	Amend as follows: Acoustic insulation a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36. b) All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1. *Discretion is restricted to consideration of all of the following: - the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; - the extent of insulation proposed; and - whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.  <u>Airport Noise – Queenstown Airport (excluding any noncritical listening environments) within the Air Noise Boundary (ANB)</u> New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN).	Reject	LSCZ Provisions	31	Urban - Ladies Mile
698.8	FS1077.58	Board of Airline Representatives of New Zealand (BARNZ)	15.5.3	Oppose	Leave the acoustic insulation requirement unaltered.	Accept	LSCZ Provisions	31	Urban - Ladies Mile

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
698.8	FS1340.28	Queenstown Airport Corporation	15.5.3	Oppose	Oppose in Part - QAC submits that the proposed amendments incorrectly apply the acoustic insulation requirements for activities within the ANB. None of the Local Shopping Centre Zone area is located within the ANB. This rule should therefore be amended to refer to the OCB as follows: <u>New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</u>	Accept in part	LSCZ Provisions	31	Urban - Ladies Mile
719.90		NZ Transport Agency	15.4 Rules - Activities	Not Stated	Amend Rule 15.4.3.2a by adding the following requirement: <u>(vi) No direct access to the State highway.</u>	Reject	LSCZ Provisions	33	Urban - Ladies Mile
719.92		NZ Transport Agency	15.5.1	Other	Amend Rule 15.5.1 to read as follows: . The traffic effects of additional building coverage <u>on the State highway</u> , particularly with regard to the intersection between Hansen Road and State Highway 6.	Accept in part	LSCZ Provisions	31	Urban - Ladies Mile
719.93		NZ Transport Agency	15.5.4	Support	Retain	Accept in part	LSCZ Provisions	33	Urban - Ladies Mile
719.94		NZ Transport Agency	15.6.2	Oppose	Delete	Reject	LSCZ Provisions	33	Urban - Ladies Mile
170.2		Cameron Steele	Map 36 - Queenstown Central	Other	Include the block surrounded by Brecon Street, Camp Street, Isle Street, Man Street to be rezoned Town Centre along with the proposed area at the end of Brecon Street.	out of scope PC 50	commercial	36	Urban - Queenstown
247.2		Pog Mahones Irish Pub	Map 35 - Queenstown	Other	Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
247.3		Pog Mahones Irish Pub	Map 36 - Queenstown Central	Other	Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
250.2		1876 Bar & Restaurant	Map 36 - Queenstown Central	Oppose	To have Ballarat Street Businesses (from Camp Street to Stanley Street) included in the Entertainment Precinct allowing the businesses the same conditions as per the proposed Entertainment Precinct .	Reject	commercial	36	Urban - Queenstown
250.2	FS1043.7	Grand Lakes Management Limited	Map 36 - Queenstown Central	Oppose	GLML oppose Mr Eccles submission as he seeks to provide more permissive standards within the Town Centre Zone for night time outdoor dining and entertainment.	Accept in part	commercial	36	Urban - Queenstown
252.11		HW Richardson Group		Oppose	HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity. Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the Business and Mixed Use Zone to provide for industrial and service activities as permitted activities. Where the provisions of the Business and Mixed Use Zone are changed to provide for service and industrial activities as permitted activities, then all necessary changes to the provisions should also be made to protect industrial activities in this zone from reverse sensitivity effects.	Withdrawn	industrial	32	Urban - Queenstown
291.1		Taco Medic	Map 36 - Queenstown Central	Oppose	For the Southern boundary of the Entertainment Precinct to extend to the Southern side of Searle Lane to include the entire lane. Queenstown Town Centre	Reject	commercial	36	Urban - Queenstown
291.1	FS1318.12	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with my original submission.	Accept in part	commercial	36	Urban - Queenstown
308.2		Well Smart Investment Holding (NZQN) Limited	Map 35 - Queenstown	Support	Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
308.3		Well Smart Investment Holding (NZQN) Limited	Map 36 - Queenstown Central	Support	Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	Duplicate with 308.2 for map 35	36	Urban - Queenstown
321.6		Coronet Property Investments Limited	Map 32 - Queenstown Hill, Gorge Road	Support	Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road and any consequential changes. copied from point 321.2	Accept	commercial	32	Urban - Queenstown
357.1		Barry Ellis	Map 36 - Queenstown Central	Oppose	I submit that should an 'Entertainment Zone' be implemented then that area encompass/ incorporate areas such as the Village Green and Earnslaw Park and associated buildings surrounding that. There are always a number of events / concerts etc on these parks (including QLDC run events) so to exclude such areas would seem ridiculous. I recommend the minimum QLDC should be looking at is as follows The eastern boundary of this zone should be Stanley Street, the North/West , Shotover street down to and including the Steamer Wharf precinct, to the south including Church Street. This area would more reflect the actual Entertainment Area of downtown Queenstown in 2015. The proposed noise limit of 60dbls is also too restrictive for such a zone and 65 - 70dbls a more realistic limit. We could, from there, encourage this entertainment type industry to locate within a reasonable area into the future. The downtown area of Queenstown needs to remain an essentially vibrant and energetic part of town to attract locals and visitors alike.	Reject	commercial	36	Urban - Queenstown
394.2		Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited	Map 36 - Queenstown Central	Support	Submitter supports their property (located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36) being zoned Queenstown Town Centre Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
398.2		Man Street Properties Limited	Map 35 - Queenstown	Support	Confirm the zoning of the Submitter's site (lot 1 DP399240) as 'Town Centre', as this will provide for a logical expansion of the town centre; will better reflect this existing interrelationship; be an efficient use of a scarce resource and better enable development of the site	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
398.2	FS1274.3	John Thompson and MacFarlane Investments Limited	Map 35 - Queenstown	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
398.3		Man Street Properties Limited	Map 36 - Queenstown Central	Support	Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre'. Copied from Submission point 398.2	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
398.3	FS1274.4	John Thompson and MacFarlane Investments Limited	Map 36 - Queenstown Central	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
544.2		Good Group Limited	Map 35 - Queenstown	Not Stated	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
544.3		Good Group Limited	Map 36 - Queenstown Central	Not Stated	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
549.2		Watertight Investments T/A REPUBLIC HOSPITALITY GROUP (RHG) Operating WINNIES, BALLARAT TRADING COMPANY, ZEPHYR, BARUP, HABANA, BELOW ZERO AND BUFALLO CLUB.	Map 35 - Queenstown	Not Stated	Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
549.3		Watertight Investments T/A REPUBLIC HOSPITALITY GROUP (RHG) Operating WINNIES, BALLARAT TRADING COMPANY, ZEPHYR, BARUP, HABANA, BELOW ZERO AND BUFALLO CLUB.	Map 36 - Queenstown Central	Not Stated	Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
556.2		Skyline Enterprises Limited	Map 32 - Queenstown Hill, Gorge Road	Not Stated	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2	Accept	commercial	32	Urban - Queenstown
587.2		Simple Simon Suck Fizzle Soup and Gourmet Pie Company Trading as The Atlas Beer Cafe	Map 35 - Queenstown	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
587.2	FS1318.16	Imperium Group	Map 35 - Queenstown	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
587.3		Simple Simon Suck Fizzle Soup and Gourmet Pie Company Trading as The Atlas Beer Cafe	Map 36 - Queenstown Central	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
587.3	FS1318.17	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
589.2		Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolos	Map 35 - Queenstown	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
589.2	FS1318.23	Imperium Group	Map 35 - Queenstown	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
589.3		Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolos	Map 36 - Queenstown Central	Not Stated	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
589.3	FS1318.24	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
596.2		Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Map 36 - Queenstown Central	Other	Oppose in part. The Proposed District Plan is modified so: • Protected Feature No.38 is identified on Proposed Planning Map 36, • The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building • The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic Courthouse buildings.	Points 1 and 2 addressed in Hearing Stream 3 Historic Heritage. Point 3 addressed in Stream 8 Business Zones, Chapter 12.	commercial	36	Urban - Queenstown
596.2	FS1318.28	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
599.13		Peter Flemming and others	Map 35 - Queenstown	Not Stated	Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centre	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
599.14		Peter Flemming and others	Map 36 - Queenstown Central	Oppose	Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centr	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
599.5		Peter Flemming and others	Map 35 - Queenstown	Not Stated	Having a map showing clearly the boundaries of all areas within the Town Centre	Reject	commercial	35	Urban - Queenstown
599.6		Peter Flemming and others	Map 36 - Queenstown Central	Not Stated	Having a map showing clearly the boundaries of all areas within the Town Centre See scanned submission 599 (point 4)	duplicate with 599.5 for map 35	commercial	36	Urban - Queenstown
634.2		Trojan Holdings Limited	Map 32 - Queenstown Hill, Gorge Road	Not Stated	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2	duplicate with 556.2 for map 32	commercial	32	Urban - Queenstown
650.5		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	Map 36 - Queenstown Central	Support	Support the identification of Four Square Alpine and Henry's Queenstown within the Queenstown Town Centre Zone	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
667.5		Cedric Hockey	Map 36 - Queenstown Central	Oppose	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.18		Watertight Investments Ltd	Map 35 - Queenstown	Other	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.	out of scope (PC50)	commercial	35	Urban - Queenstown
672.19		Watertight Investments Ltd	Map 36 - Queenstown Central	Other	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.2		Watertight Investments Ltd	Map 36 - Queenstown Central	Oppose	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.	out of scope (PC50)	commercial	36	Urban - Queenstown
672.2	FS1043.2	Grand Lakes Management Limited	Map 36 - Queenstown Central	Oppose	GLML oppose the submission made by Watertight Investments Ltd as they seek an extension of the existing Town Centre Zone to include the block of land bound by Isle, Man, Brecon and Camp Streets. This block of land is directly adjacent to the Sofitel Hotel and if rezoned it could provide the opportunity for increased noise levels in line with the noise provisions as they currently proposed. As outlined in the GLML original submission this has the potential for increased adverse effects from noise exposure.	out of scope (PC50)	commercial	36	Urban - Queenstown
714.16		Kopuwait Investments Limited	Map 35 - Queenstown	Oppose	Identify the Steamer Wharf area as an Entertainment Precinct overlay on an Amended Planning Map 36; and if conflict arises between the PDP Entertainment Precinct or any other such area suggested by other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the most appropriately located.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
724.1		Queenstown Gold Ltd	Map 36 - Queenstown Central	Support	Confirm Lot 1 DP 306661 and Lot 2 DP 27703 on the eastern side of upper Brecon Street as being within the Queenstown Town Centre zone.	Accept	commercial	36	Urban - Queenstown
766.10		Queenstown Wharves GP Limited	Map 35 - Queenstown	Not Stated	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
766.10	FS1341.8	Real Journeys Limited	Map 35 - Queenstown	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	addressed in Stream 8 Business Zones, Chapter 12	commercial	35	Urban - Queenstown
766.12		Queenstown Wharves GP Limited	Map 36 - Queenstown Central	Not Stated	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
766.12	FS1341.9	Real Journeys Limited	Map 36 - Queenstown Central	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
774.1		Queenstown Chamber of Commerce	Map 36 - Queenstown Central	Support	Support the use of the Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz. Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Wharf Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
774.1	FS1318.7	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct be deleted in accordance with my original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
804.1		Southern Pub Company Limited - T/A Pub on Wharf	Map 36 - Queenstown Central	Oppose	That Steamer Wharf complex is included as an Entertainment Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
804.1	FS1318.34	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
807.84		Remarkables Park Limited	Map 35 - Queenstown	Oppose	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.	Accept	commercial	35	Urban - Queenstown
807.85		Remarkables Park Limited	Map 36 - Queenstown Central	Oppose	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.	duplicate with 807.84 for map 35	commercial	36	Urban - Queenstown
832.1		Finz Queenstown Limited	Map 36 - Queenstown Central	Not Stated	Establish an <b>Entertainment Precinct</b> for Steamer Wharf and additional provisions in the Proposed Plan to give effect to the matters raised in the full submission.	Reject	commercial	36	Urban - Queenstown
835.2		Wai Queenstown Limited	Map 36 - Queenstown Central	Other	Support in part. Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown
835.2	FS1318.37	Imperium Group	Map 36 - Queenstown Central	Oppose	Opposes. Requests that the Town Centre Entertainment Precinct not be extended, and indeed be deleted in accordance with his original submission.	addressed in Stream 8 Business Zones, Chapter 12	commercial	36	Urban - Queenstown

**APPENDIX 2 – SUBMISSIONS RECOMMENDED TO BE ACCEPTED OR  
ACCEPTED IN PART THAT REQUIRE CHANGES TO THE PDP MAPS**

## APPENDIX 2

### Queenstown Mapping – Hearing Stream 13 (Group 1A)

Submissions recommended to be accepted or accepted in part that require changes to the PDP notified Planning Maps.

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
<b>1A Queenstown Business and Industrial</b>				
<b><u>1 Hansen Road</u></b>				
Spence Farm Limited (698)	The ONL boundary intersecting 1 Hansen Road be moved so that it sits at the toe of the slope and sits entirely within the Rural Zone.	Reject	Accept in part. Move ONL boundary to toe of slope, but recommended boundary is not entirely within the Rural Zone.	Reply
Remarkables Park Limited (807)	Amend the maps to provide better clarity round the extent of the waterfront subzone on maps 35 and 36.	Accept	Accept	Addressed in Stream 8 (Business) Chapter 12. Discussed at para. 10.6 of S42A report for Group 1A

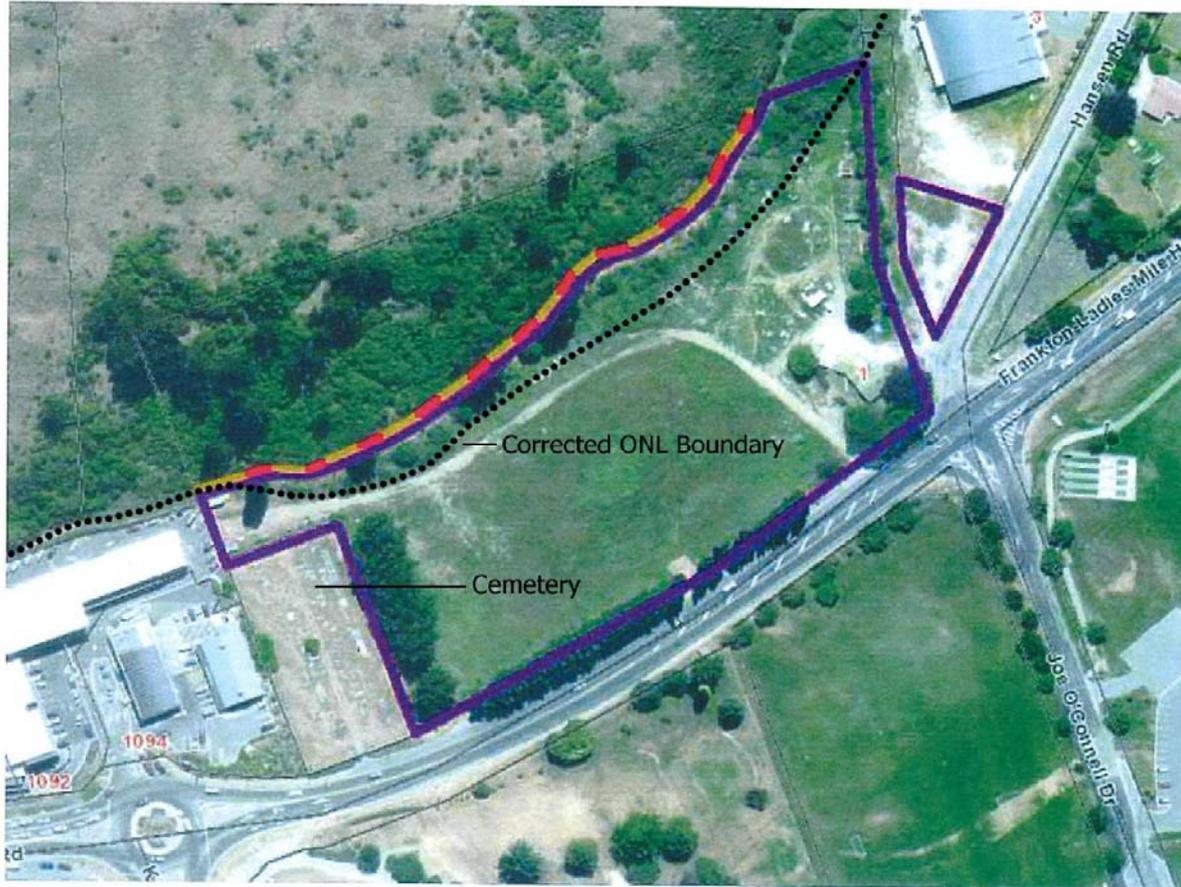
APPENDIX 3

SECTION 32AA EVALUATION

1. Amend the Outstanding Natural Landscape (ONL) line as it relates to 1 Hansen Road and the Spence Farms Limited property so that it follows the toe of the slope (Spence Farms Limited - 698)

**Recommended amendments to ONL at 1 Hansen Road, Frankton**

Planning Map 33: Move the ONL to the location shown below so that it follows the toe of the slope at this location and excludes the Frankton Cemetery.



Costs	Benefits	Effectiveness & Efficiency
<p>If an access road north of the cemetery is located within the ONL line, an application will require an assessment against the ONL criteria, i.e. the amended line does not remove all restrictions in the Local Shopping Centre Zone (LSCZ).</p>	<p>The amended ONL line better reflects the change in geology, topography and vegetation.</p> <p>Will allow development of this site south of the ONL line.</p>	<p>More efficient as future resource consent applications in the LSCZ south of the ONL will not be impeded by the ONL restrictions.</p> <p>Effective to correctly identify the ONL line.</p>