

**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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**SECTION 42A REPORT / STATEMENT OF EVIDENCE OF ROSALIND DEVLIN  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**GROUP 1C QUEENSTOWN URBAN – CENTRAL, WEST AND ARTHURS POINT**

**24 May 2017**

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**Appendix 1: Recommendations on submissions**

**Appendix 2: Section 32AA Analysis**

## 1. INTRODUCTION

- 1.1 My name is Rosalind Mary Devlin. I am self-employed as a planner and I have been engaged by Queenstown Lakes District Council (**Council**) to prepare this officer's report / evidence for rezoning requests in the Queenstown Urban – Central, West and Arthurs Point area. I hold the qualifications of Master of Regional and Resource Planning (1998) and Bachelor of Science (Geography, 1996) from the University of Otago and I am a full member of the New Zealand Planning Institute.
- 1.2 I have 18 years' experience in resource management planning. My experience includes roles at the Ministry for the Environment, local authorities and private practice. My current role includes preparing resource consent applications for clients and processing resource consent applications for the Council. I have not previously been involved in the Queenstown Lakes District Council Proposed District Plan (the **PDP**) process for the Council; however, I was involved in preparing submissions and further submissions on the PDP on behalf of the Otago Foundation Trust Board, ZJV (NZ) Limited, Kawarau Jet Services Holdings Limited, and Mt Rosa Wines Limited.
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 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 This evidence provides recommendations to the Hearings Panel (**the Panel**) on submissions to the PDP grouped as Queenstown Urban – Central, West and Arthurs Point (Group 1C). These submissions are on land that is within or immediately adjacent to the Urban Growth Boundary (**UGB**), and includes land within the following areas:
- (a) Frankton Road along Frankton Arm;
  - (b) Queenstown Hill;
  - (c) Queenstown Town Centre & Gorge Road;

- (d) Fernhill and Sunshine Bay; and
- (e) Arthurs Point.

**1.5** All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated). I refer to documents included in the Council's Bundle (**CB**), Supplementary Bundle (**SB**) and Second Supplementary Bundle of Documents (**SBB**).

**1.6** The submissions on Queenstown Urban – Business and Industrial (Statement 1A), Queenstown Urban – Frankton and South (Statement 1B), Queenstown Urban – Jacks Point Zone Extension (Statement 1D) and Rural (Statement 2) are contained in separate statements of evidence. The table in **Appendix 1** outlines whether individual submissions are accepted, accepted in part, rejected, or considered to be out of scope.

**1.7** I have read Ms Banks' strategic statement of evidence, which sets out the relevant statutory tests on which I have relied, and a range of assessment principles and context factors which I have also considered to assist in the assessment of the appropriateness of the rezoning requests.

**1.8** Appendix 1 to the strategic statement of evidence of Ms Kimberley Banks also specifies a number of submissions which have been allocated against the mapping hearing, but have been addressed in previous hearings, in particular Mount Crystal Limited (150) proposed rezoning at Frankton Road which also seeks to amend the height limit for the MDRZ solely in respect of the submitter's land.

**1.9** I have read and considered the relevant documents associated with the substantive hearings on the PDP chapters to ensure that I have adequately considered matters of integration and consistency across the PDP. In particular, I have read and considered the s42A report and replies for the following parts of the PDP:

- (a) Chapters 1 (Introduction) and 5 (Tangata Whenua) of Mr Anthony Pickard [**CB1 and 5**];

- (b) Chapter 2 (Definitions) of Ms Amanda Leith **[CB2]**;
- (c) Chapters 3 (Strategic Direction) and 4 (Urban Development) **[CB3 and CB4]** of Mr Matthew Paetz;
- (d) Chapters 7 (Low Density Residential) **[CB7]** and 8 (Medium Density Residential) **[CB8]** of Ms Amanda Leith;
- (e) Chapter 9 (High Density Residential) **[CB9]** of Ms Kimberley Banks;
- (f) Chapter 12 (Queenstown Town Centre) **[SSB88]** of Ms Vicki Jones;
- (g) Chapter 16 (Business Mixed Use) **[CB13]** of Ms Amy Bowbyes;
- (h) Chapter 27 (Subdivision and Development) **[CB18]** of Mr Nigel Bryce; and
- (i) Chapter 37 (Designations) of Ms Rebecca Holden.

**1.10** I refer to and rely on the evidence of:

- (a) Mr Glenn Davis (Ecologist);
- (b) Mr Ulrich Glasner (Infrastructure);
- (c) Ms Wendy Banks (Transportation);
- (d) Dr Marion Read (Landscape); and
- (e) Mr Timothy Heath (Commercial and Industrial Land Needs Analysis).

## **2. SUMMARY**

**2.1** I have considered 47 primary submissions seeking rezoning or mapping annotation changes, in this Group 1C area (Queenstown Urban – Frankton and South) evidence. The following changes are recommended to the notified PDP Planning Maps:

- (a) change the shape of the Low Density Residential Zone (**LDRZ**) and Urban Growth Boundary (**UGB**) to incorporate all of Lot 102 DP411971 towards the eastern end of Queenstown Hill above the Frankton Marina (Remarkable Heights Limited (347));
- (b) extend the Medium Density Residential Zone (**MDRZ**) and UGB to incorporate all of Lot 1 DP 496901 on Queenstown

- Hill off Vancouver Drive (Queenstown Lakes District Council (790));
- (c) extend the LDRZ and UGB to incorporate all of Lot 602 DP 306902 between Kerry Drive and Malaghan Street on Queenstown Hill (Queenstown Lakes District Council (790));
  - (d) rezone all of 139 Fernhill Road and 10, 12, 14 and 16 Richards Park Lane in Fernhill from LDRZ to MDRZ (Reddy Group Limited (699));
  - (e) rezone Lots 1 and 2 DP 25442 (31 Frankton Road) from MDRZ to High Density Residential Zone (**HDRZ**) (Millennium & Copthorne Hotels New Zealand Limited (679));
  - (f) rezone the block bounded by Frankton Road, Adelaide and Suburb Streets from part MDRZ and part HDRZ to all HDRZ (Dato Tan Chin Nam (61)); and
  - (g) extend the ODP Rural Visitor Zone to incorporate part of Lot 2 DP 24233 in Arthurs Point (Darryl Sampson & Louise Cooper (495)).

**2.2** I have not amended the planning maps at this point in time, however Council intends to provide updated planning maps that reflect final recommendations following the hearing of evidence and submissions during the course of the hearing, with the Council's Right of Reply. Council's GIS team does not have capacity to provide these through each evidence exchange, when there is a possibility that recommendations may still change.

**2.3** Other than the above amendments, I consider that the notified zones are more appropriate than the zonings being pursued by submitters to achieve the relevant statutory tests and objectives as set out in Ms Kim Banks' strategic statement of evidence.

### 3. GROUP 1 – QUEENSTOWN HILL ABOVE MARINA

3.1 The following submissions in Parts 3 to 7 relate to the LDRZ and Rural zones on the northern side of Frankton Road:

- (a) 347 Remarkable Heights Ltd;
- (b) 336 Middleton Family Trust;
- (c) 150 Mount Crystal Limited; and
- (d) 389 Body Corporate 22362.

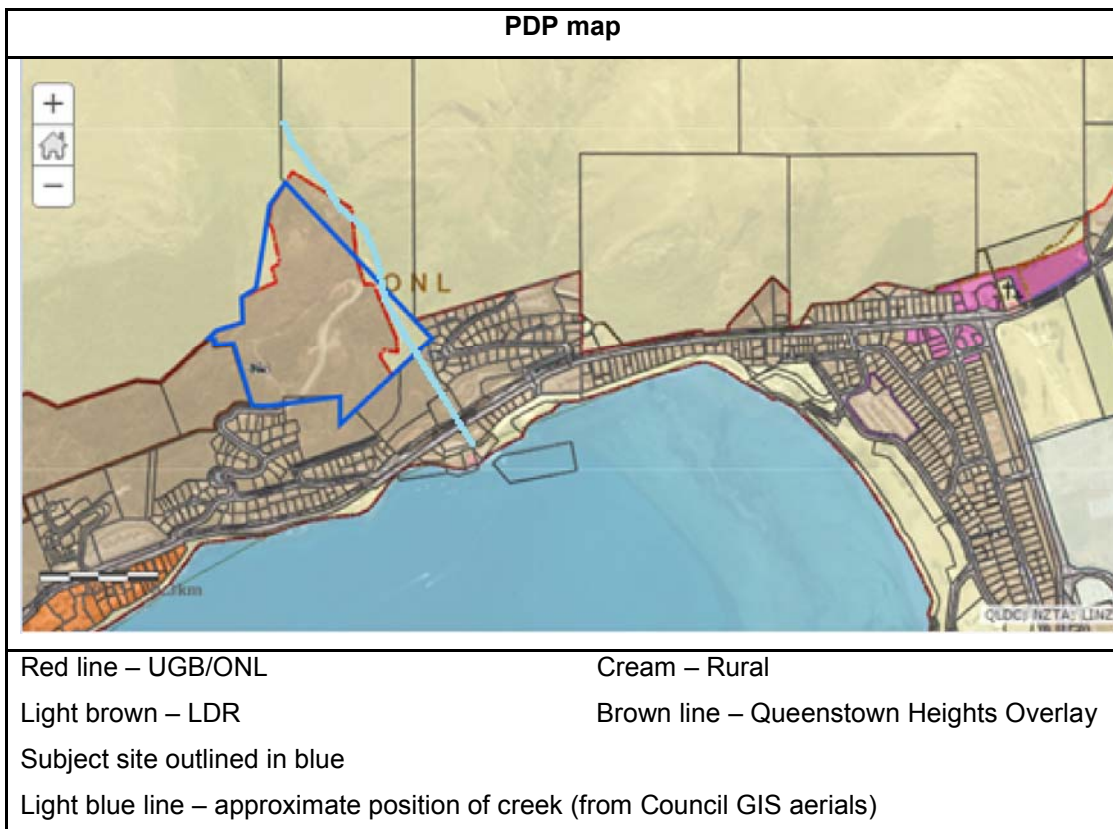
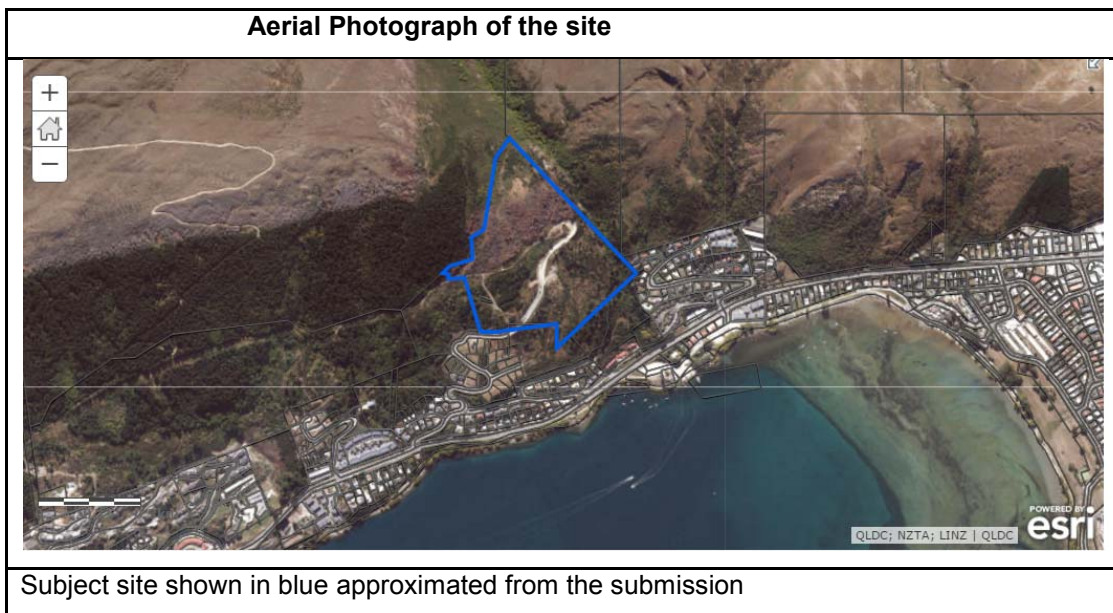
### 4. REMARKABLE HEIGHTS LIMITED – 347

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The rezoning request will enable efficient use of the land for LDRZ purposes and better align the UGB/ONL boundary with topography.

<b>Property and submission information</b>	
Further Submitters	Queenstown Airport Corporation (FS1340) - oppose
Land area/request referred to as	Lot 102 DP 411971 Middleton Road
PDP Zone and Mapping annotations	Rural and ONL UGB and LDRZ
Zone requested and mapping annotations	LDR within UGB
Supporting technical information or reports	Planning evaluation
Legal Description	Lot 102 DP 411971
Area	Total site 17 ha (QLDC GIS approximated from the submission) Parts of site subject to rezoning request 1.5654 ha
QLDC Property ID	26443
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012) Landslide Areas – Areas of Fine Grained Soils Susceptible to Sliding Seismic Hazards – Faults - approximate



Summary of Council assessments and recommendations	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



- 4.1** The subject site is primarily zoned LDRZ, with approximately 2ha zoned Rural, in the PDP, as shown on PDP Planning Maps 33 and 31a.
- 4.2** The submitter seeks all of Lot 102 DP411971 to be rezoned to LDRZ and for the site to be located within the UGB and for the ONL boundary to be moved outside of the site. The majority of the site is notified as LDRZ (approximately 17 ha). The submitter proposes to rezone the remaining 1.5654 ha as LDRZ to match the property boundaries. The main change of this rezoning request would be to yield 24 residential lots (based on 450m<sup>2</sup> per lot). The PDP enabled development capacity for this site is zero, based on the notified Rural zoning.
- 4.3** The map provided with the submission excludes an area of the site that is already within the notified UGB. The submitter has subsequently clarified that they wish to retain this part of the land within the UGB (although I note that subsequent clarification does not affect the original scope provided through the primary submission).
- 4.4** I note that Resource Consent RM081212 was approved on 29 July 2011<sup>1</sup> to subdivide the land, including those parts of the site zoned Rural, into 158 residential lots, along with access, road reserve and balance lots. Natural hazards were addressed by a Tonkin & Taylor report, with conditions imposed in regard to design, construction and ongoing maintenance of any slope stability. Council's landscape architect at the time concluded that the proposed residential development within the Rural General Zone in the northern part of the site would have only minor adverse effects on the visual integrity and open character of the outstanding natural landscape of Queenstown Hill.
- 4.5** In regard to implementing RM081212, some vegetation (wilding conifers) has been recently cleared, bulk earthworks have been completed, and the access road off Angelo Drive is formed.

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1 Varied by RM150520, RM160294, RM161211, with RM170002 currently under consideration.

## **Infrastructure**

- 4.6** Mr Glasner does not oppose the rezoning request from an infrastructure perspective because models indicate this area can be serviced by water and wastewater networks without a significant impact. All connections would be at the developer's cost, and the timeframe of development would depend on Long Term Plan projects.

## **Traffic**

- 4.7** Ms Banks notes that the site is accessed through Middleton Road off Frankton Road, and observes that the steep gradient of Middleton Road poses potential difficulties for pedestrians and cyclists. Ms Banks notes that while Frankton Road has a regular bus service, bus stops are not in close proximity to Middleton Road.
- 4.8** Ms Banks considers that the main transport issue is right turn movements onto Frankton Road, but concludes that the number of trips generated by the requested rezoning (15 right turn movements during peak hour) is not significant. Ms Banks does not oppose the rezoning request from a transport perspective.

## **Ecology**

- 4.9** Mr Davis does not oppose the rezoning from an ecological perspective because the lack of indigenous vegetation on the site means that the indigenous ecological values will be limited.

## **Landscape**

- 4.10** Dr Read does not oppose the rezoning from a landscape perspective because the zone boundaries do not appear to relate to the underlying topography or landscape features, and because subdivision in proximity to the creek would trigger a requirement for marginal strips to protect the character and visual quality of the creek and its corridor. Dr Read considers it would be appropriate to move the UGB to incorporate the land subject to the rezoning request and to move the ONL outside of the site.

## Analysis

- 4.11** I consider that extending the LDRZ and UGB to encompass all of the submitter's property is logical and appropriate, and that the ONL can be moved to exclude the site. The realigned UGB / ONL boundary would better reflect the underlying topography by incorporating land within the same contour to the west (500masl) and by connecting land to the east with Marina Heights at the same elevation (at and below 400masl).
- 4.12** The requested rezoning would achieve the relevant PDP objectives and policies for the LDRZ (Chapter 7) in regard to protecting amenity values while providing for LDRZ living. The creek will be located within the UGB which may enable opportunities for clearing wilding and weed species and restoration, alongside residential development.
- 4.13** The rezoning would be consistent with relevant PDP objectives and policies within Chapters 3 and 4 by ensuring that UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.
- 4.14** Queenstown Airport Corporation (**QAC**) in its further submission (FS1340) has opposed submission 347 on the basis that it will result in the intensification of Activities Sensitive to Aircraft Noise (**ASAN**) within close proximity to Queenstown Airport. I note that the submitter's land is located outside of both the Air Noise Boundary (**ANB**) and Outer Control Boundary (**OCB**) of Queenstown Airport; consequently, and in the absence of any evidence supporting QAC's concerns I reject this further submission.
- 4.15** Overall, I recommend the rezoning request should be accepted. I have undertaken a s32AA assessment, attached as **Appendix 1**.

**5. MIDDLETON FAMILY TRUST – 336**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Evidence provided by submitter at earlier hearing does not address natural hazards associated with the Queenstown Heights Overlay and the request could not be accommodated without an upgrade to the Middleton road – Frankton Road intersection.

<b>Property and submission information</b>	
Further Submitters	Queenstown Airport Corporation (FS1340.76) - oppose
Land area/request referred to as	Lot 2 DP 409336, Middleton Road
PDP Zone and Mapping annotations	LDRZ with Queenstown Heights Overlay (minimum lot area 1500m2)
Zone requested and mapping annotations	Remove Queenstown Heights Overlay, retain LDR
Supporting technical Information or reports	Planning evidence provided at LDR hearing
Legal Description	Lot 2 DP 409336
Area	38.6 ha
QLDC Property ID	25866
QLDC Hazard Register	Liquefaction LIC 1 (nil to low risk) Active Schist Debris Landslides

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Opposed

**Aerial Photograph of the site**



Aerial photograph showing site outlined in blue

**PDP map**



Red line – UGB/ONL

Brown line – Queenstown Heights Overlay

Cream – Rural

Light brown – LDR

**5.1** The subject site is zoned LDRZ in the PDP, as shown on PDP Planning Maps 31, 31a, 32 and 33.

- 5.2** The submitter seeks to retain the LDR zoning and remove the Queenstown Heights Overlay, which requires a 1500m<sup>2</sup> minimum lot area because of the natural hazards issues on the site. A subdivision consent that complies with the minimum lot size would be discretionary (as notified) or restricted discretionary (as recommended by Mr Nigel Bryce for the Subdivision and Development (Chapter 27) hearing).<sup>2</sup> A subdivision to create allotments smaller than 1500m<sup>2</sup> would be non-complying.
- 5.3** The PDP enabled development capacity is 175 residential lots (based on 1500m<sup>2</sup> per lot). The requested rezoning would result in an additional 408 lots (583 lots in total based on 450m<sup>2</sup>).
- 5.4** I note that submission 354 duplicates 336. The submitter formally withdrew submission 354 at Hearing Stream 6.

### **Infrastructure**

- 5.5** Mr Glasner does not oppose the requested removal of the overlay that would enable an additional 408 lots from an infrastructure perspective because there is either sufficient capacity in the existing networks or planned upgrades that can accommodate increased flows for both water and wastewater.

### **Traffic**

- 5.6** Ms Banks considers that the Middleton Road – Frankton Road intersection would need to be upgraded to accommodate the additional right turn movements onto Frankton Road.
- 5.7** Ms Banks estimates there could be 265 vehicle movements during peak hour (based on 50/50 split of 560 vehicle movements generated by an additional 408 lots). Ms Banks considers that any upgrades to the intersection to allow safe turning movements such as a roundabout will disrupt the free flow traffic conditions on both directions on Frankton Road. Following Ms Banks' evidence, I

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2 Subdivision and Development s42a report 25 June 2016.

consider that logically a site density of 749 lots would also need an intersection upgrade.

**5.8** Ms Banks also notes that consented lots in the area that have not been built yet will further increase traffic movements.

**5.9** Ms Banks therefore opposes the requested removal of the Queenstown Heights Overlay from a transport perspective because it could enable a significant number of lots that will result in adverse safety effects.

### **Ecology**

**5.10** Mr Davis does not oppose the removal of the overlay from an ecological perspective because the site is infested with woody weeds and therefore the indigenous ecological values will be limited.

### **Analysis**

**5.11** Ms Amanda Leith, reporting officer for the LDRZ hearing (stream 06) recommended rejection of the submitter's request to remove the overlay, and the recommendation was deferred until the mapping stream was heard.

**5.12** As noted by Ms Leith in her evidence, the 1500m<sup>2</sup> minimum lot area as applied in the ODP and replicated within the PDP is applied because of the steep topography and natural hazards on the site.<sup>3</sup> The overlay covers part of the land affected by the Queenstown Hill Landslide, which is attributed to a schist outcrop. As such, for any development of the sub-zone, significant geotechnical investigations will be required to ensure that the land can be made safe and appropriate for residential development.

**5.13** As noted above, subdivision consent (RM081212) has been granted to create 158 residential lots above Middleton Road, of which six lots are within the westernmost portion of the sub-zone addressed by this submission. The geotechnical engineering assessments (by Tonkin & Taylor and Geosolve) provided as part of that application and later

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3 [SSB50], page 23



variation applications confirm that the approximate location of the landslide boundary is within the Queenstown Heights Overlay Area (i.e. the area for which rezoning is now sought).

- 5.14** I understand that the Queenstown Hill Landslide is a large, historic and well documented landslide identifiable on the ground and from aerial photography. The Tonkin & Taylor report included within the submitter's evidence for the LDR hearing states that "due to the potential for ongoing movement, this area [the Queenstown Hill Landslide] is not considered appropriate for residential development".<sup>4</sup>
- 5.15** No new evidence has been provided since the LDR hearing on this matter. I consider that in light of the submitter's expert evidence filed in the earlier hearing and the concerns that it raises with conventional residential development, that the onus should be on the submitter to address this. If geotechnical evidence cannot be provided to support the requested rezoning, then I consider it would be better to address the site-specific natural hazard and geotechnical matters through the resource consent process, as has been undertaken for other land nearby on Queenstown Hill that is similarly subject to natural hazard risks. Objective 28.3.2 and policies 28.3.2.2 and 28.3.2.3 within PDP Chapter 28 (Natural Hazards, [SSB91]) require that development on land subject to natural hazards only occurs where the risks to the community and the built environment are avoided or appropriately managed or mitigated. Notwithstanding these provisions, I consider that the approach sought by the submitter could create a presumption that LDR development on the site is considered appropriate, which is not supported by the currently available evidence.
- 5.16** It is estimated that the net yield based on the notified PDP zoning is 175 lots (assuming 1,500m<sup>2</sup> per lot), compared with 408 additional lots (583 in total) that could be yielded if the overlay was removed (assuming 450m<sup>2</sup> per lot). The density sought by the submitter of 749 lots would comprise an average of 350m<sup>2</sup> per lot.

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4 Stage 2 Remarkables View Subdivision Geotechnical Assessment, Tonkin & Taylor (2007) – page 22

**5.17** Overall, in the absence of evidence to the contrary in regard to natural hazards and transport, I consider that the land is unsuited to conventional LDRZ development. I therefore recommend retention of the LDR zoning and the Queenstown Heights Overlay Area as notified.

**5.18** QAC in its further submission (FS1340) has opposed submission 336 on the basis that it will result in the intensification of ASAN within close proximity to Queenstown Airport. I note that the sub-zone is located outside of both the ANB and OCB of Queenstown Airport; consequently, and in the absence of evidence supporting QAC's concerns I do not support the reasoning in this further submission.

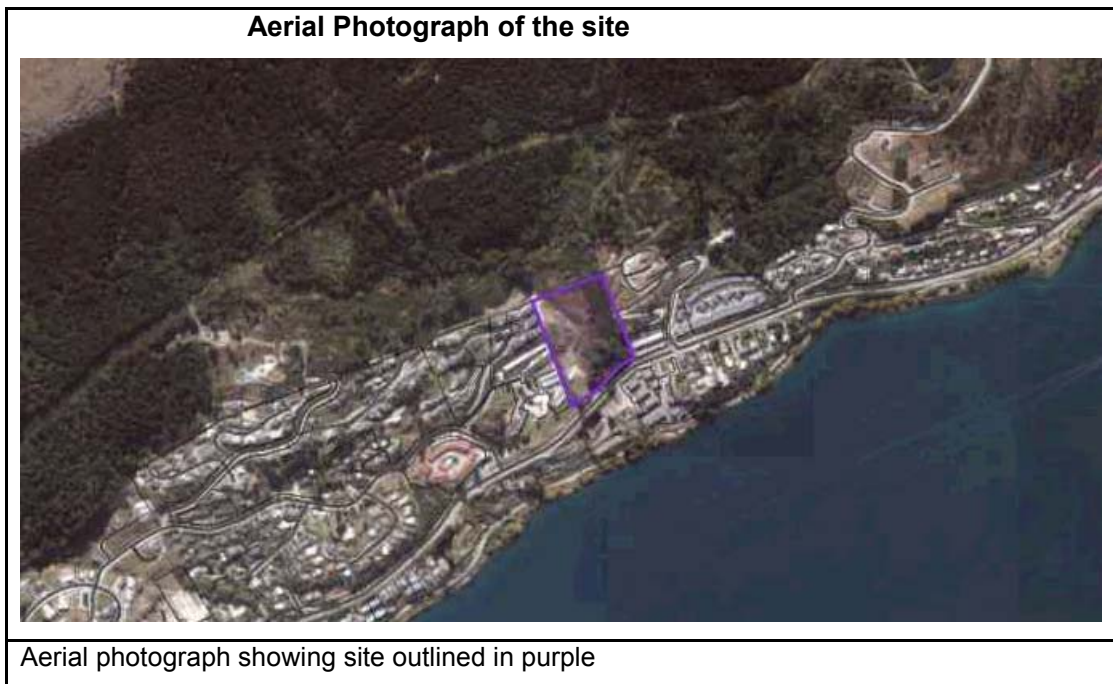
**5.19** Overall, I recommend the rezoning request should be rejected.

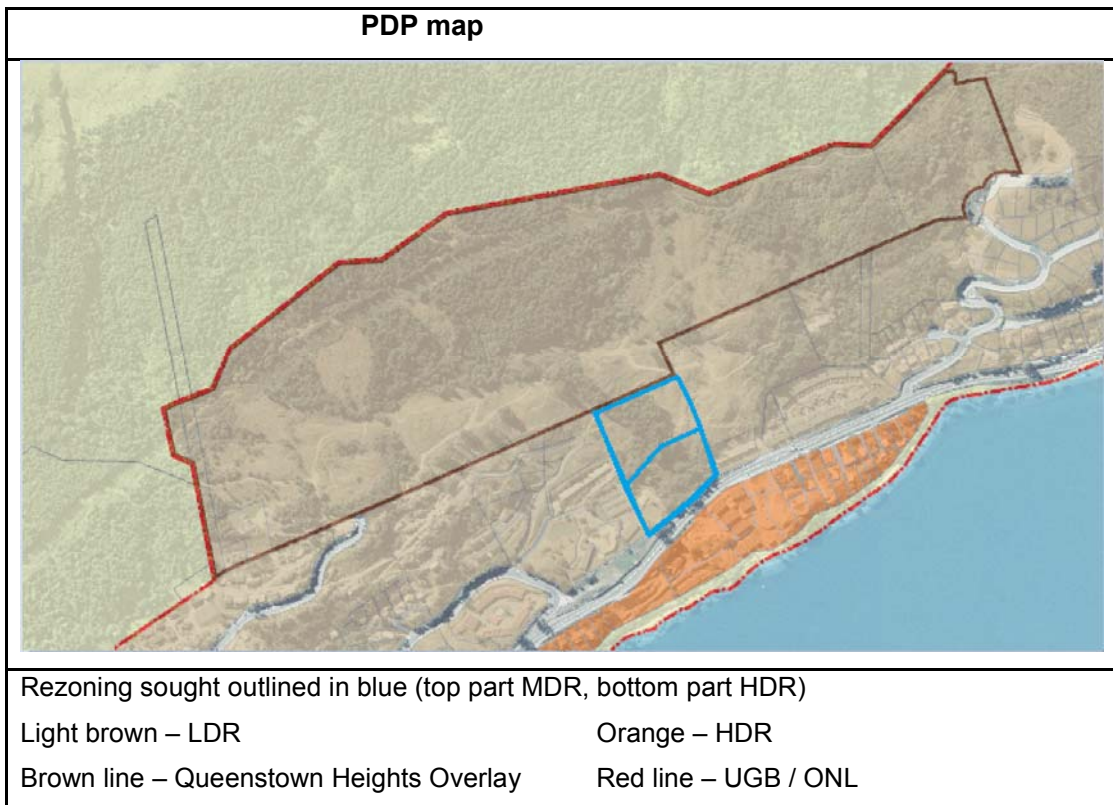
**6. MOUNT CRYSTAL LIMITED – 150**

<b>Overall Recommendation</b>	
<b>Recommendation</b>	<b>Reject</b>
Summary	<p>The additional building height and development capacity sought would result in an inappropriate 'spot zone' and would result in adverse effects in regard to character, residential amenities and dominance.</p> <p>The requested HDR rezoning could not be accommodated by infrastructure and would result in adverse transport effects.</p>

<b>Property and submission information</b>	
Further Submitters	Queenstown Airport Corporation (FS1340.64) – oppose
Land area/request referred to as	634 Frankton Road
PDP Zone and Mapping annotations	LDR
Zone requested and mapping annotations	Mix of MDR and HDR or all MDR with 12m building height and provision for visitor accommodation
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 9121
Area	2.736 ha (1.24 top, 1.49 bottom)
QLDC Property ID	5424
QLDC Hazard Register	Liquefaction LIC 1 (nil to low risk) Alluvial Fans

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Opposed in part
Traffic	Opposed in part





- 6.1** The subject site is zoned LDRZ in the PDP, as shown on PDP Planning Maps 31, 31a and 32.
- 6.2** The submitter seeks rezoning of the site to either a mix of MDRZ and HDRZ or, in the alternative, MDRZ with a 12m height limit and provision for visitor accommodation. These matters were deferred from Stream 6 until the mapping hearings.<sup>5</sup>
- 6.3** The PDP enabled capacity is approximately 19 residential lots (based on 450m<sup>2</sup> per lot). The requested rezoning could yield an additional 15 MDR lots (based on 250m<sup>2</sup> per lot) and 65 HDR lots (based on 115m<sup>2</sup> per lot).

<sup>5</sup> Minute concerning Mount Crystal Ltd submission 22 September 2016

## **Infrastructure**

**6.4** Mr Glasner opposes the rezoning request to HDR, from an infrastructure perspective, because there is not adequate infrastructure planned to service firefighting supply, unless detailed reporting can be provided that shows an upgrade of existing infrastructure is not required.

**6.5** Mr Glasner does not oppose rezoning part of the site to MDR because it is expected that this area will be serviced with minimal upgrades. All connections would be at the developer's cost.

## **Traffic**

**6.6** Ms Banks observes that the site has an existing access off Frankton Road, that bus stops do not seem to be within walking distance, and there is no footpath on the northern side of Frankton Road where the site is located.

**6.7** Ms Banks opposes the rezoning sought for HDR from a transport perspective because of the additional traffic generation onto Frankton Road.

**6.8** Ms Banks does not oppose the MDR rezoning request because the intensification is not considered to be significant.

## **Ecology**

**6.9** Mr Davis notes that the site is infested with exotic tree species and therefore does not oppose the rezoning request from an ecological perspective because the indigenous ecological values will be limited.

## **Analysis**

**6.10** I observe that the site is moderately to steeply sloping and contains a stream (that flows from Queenstown Hill to the lake) and surrounding vegetation, which is primary woody weed species.

- 6.11** I consider that more information may be needed in regard to natural hazards, in regard to alluvial fans associated with the stream running through the site, to determine if the rezoning sought is appropriate.
- 6.12** I consider that a 2.7ha 'spot zone' of MDR or a mix of HDR and MDR, surrounded by LDR, would generally be out of character with the surrounding area. Spot zones are not usually supported because more intensive zones and development controls should be applied in locations where it is beneficial in the circumstances to do so, to give effect to the relevant objectives and policies in the Urban Development and Strategic Direction chapters of the PDP. In this situation, although the site is on a main transport and bus route, it is poorly serviced with bus stops and footpaths or connections to the Queenstown Trail, and is not located in close proximity to employment, schools or shops. I therefore consider that there are no special circumstances that support a spot zone of increased density in this location.
- 6.13** I support and rely on Ms Banks' and Mr Glasner's evidence that the HDR rezoning sought could not be accommodated by the road network and infrastructure, respectively. As such I consider the mixed zone request will not achieve the objectives and policies of the Strategic Direction and Urban Development chapters of the PDP in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.<sup>6</sup>
- 6.14** In the alternative, the submitter seeks to enable visitor accommodation along with MDR rezoning and 12m height over the whole site. Notwithstanding that Council withdrew provisions relating to the notified visitor accommodation provisions, this submission is considered to be 'on' Stage 1 land in so far as the land, being zoned LDR, is a Stage 1 PDP zone and a submission can be made to alter the zoning of this land.
- 6.15** The primary role of both the LDR and MDR zones is to provide housing supply, with increased densities within the MDR. I consider

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6 Policies 3.2.2.1.3 and 4.2.3.1.

that the submitter's site is well located for residential purposes generally, being approximately 3km from the Queenstown Town Centre and a similar distance to shops and schools in Frankton.

**6.16** I acknowledge there are established visitor accommodation complexes nearby along Frankton Road (such as The Sherwood Hotel); however, I consider that providing for visitor accommodation over residential development in this location would not be generally consistent with the strategic direction provided in Chapter 3 to ensure that the Urban Growth Boundaries contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.<sup>7</sup> I support and rely on Ms Kim Banks' strategic evidence in regard to the visitor accommodation provisions and subzones being withdrawn due to concerns over the popularity of using housing for visitor accommodation and its potential impacts on available housing supply. Overall, I recommend that the submitter's request for visitor accommodation should be refused.

**6.17** I consider that it would be inappropriate to apply a 12m building height to this site along with MDR zoning. I do not have sufficient information in regard to whether any parts of the site could be considered 'flat' in regard to building height, as the site is generally sloping but appears to include level buildable areas. I consider that 12m height is readily applicable to 'flat' sites within the HDR zone (as per Chapter 9 provisions); however, I note that sloping sites within the HDR are proposed to be permitted to 7m and up to 10m as a restricted discretionary activity. The proposed 12m height will enable buildings that will appear as very dominant in this setting relative to the surrounding LDR neighbourhood. I consider the likely pattern of development would be out of character and result in adverse effects in regard to neighbouring residential amenities. In addition, I do not support applying a bespoke height limit rule for just this area. For these reasons, I recommend that the submitter's request for a 12m building height on their site should be refused.

**6.18** QAC in its further submission (FS1340) has opposed submission 150 on the basis that it will result in the intensification of ASAN within

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<sup>7</sup> Policy 3.2.2.1.5

close proximity to Queenstown Airport. I note that the sub-zone is located outside of both the ANB and OCB of Queenstown Airport; consequently, and in the absence of any clear evidence addressing this concern I do not support this further submission.

**6.19** For the reasons given above, I recommend the rezoning request should be rejected.

**7. BODY CORPORATE 22362 – 389**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The rezoning request would result in an inappropriate 'spot zone' and the additional development capacity sought could not be accommodated by existing network capacity for water and wastewater or the road network

<b>Property and submission information</b>	
Further Submitters	Mount Crystal Limited (FS1331) - support Queenstown Airport Corporation (FS1340) – oppose
Land area/request referred to as	Body Corporate 22362 and surrounding Goldfields area
PDP Zone and Mapping annotations	LDRZ
Zone requested and mapping annotations	MDRZ
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	10.7844 ha (Goldfields area)
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Opposed

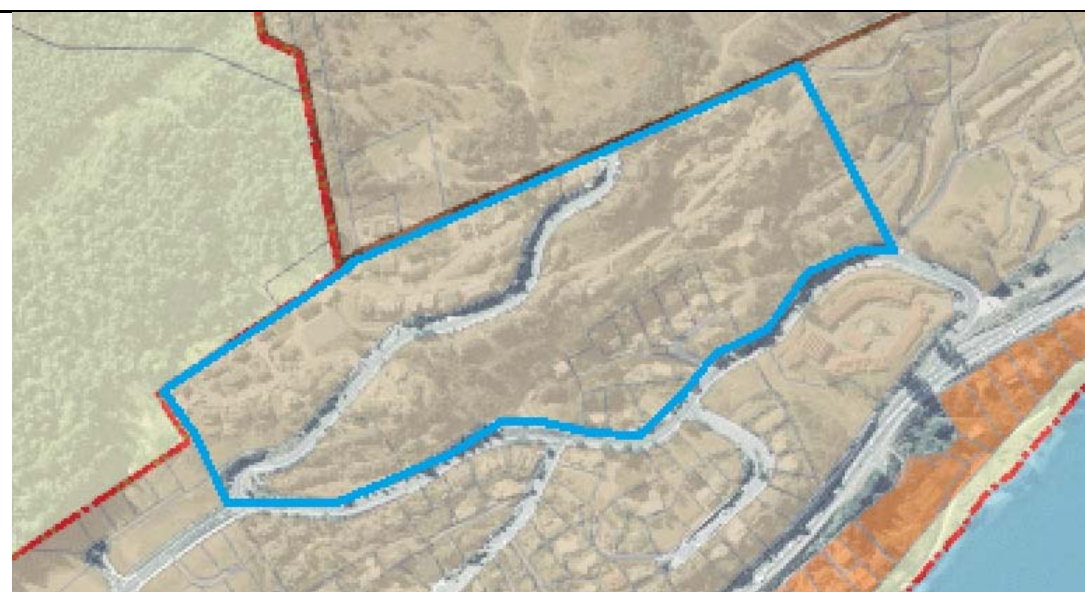


### Aerial Photograph of the site



Subject site shown in blue approximated from the submission (Body Corporate 22362)

### PDP map



Red line – UGB/ONL

Brown line – Queenstown Heights Overlay

Cream – Rural

Light brown – LDR

Blue line identifies the Body Corporate 22632 site (not all of 'Goldfields')

**7.1** The subject site is zoned LDRZ in the PDP, as shown on PDP Planning Maps 31, 31a and 32.

**7.2** The submitter seeks the rezoning of the Body Corporate 22362 land and surrounding area known as 'Goldfields' to MDRZ. This would reduce the minimum lot size from 450m<sup>2</sup> to 250m<sup>2</sup> with reduced setbacks and landscaping requirements. It is estimated that 120

additional lots could be yielded from the rezoning within the Body Corporate 22362 site or an additional 130 lots for the wider Goldfields area (assuming 250m<sup>2</sup> per lot). The site is largely developed for residential purposes.

### **Infrastructure**

- 7.3 Mr Glasner opposes the rezoning request from an infrastructure perspective because the existing network does not have the capacity to take increased flows for both water and wastewater.

### **Traffic**

- 7.4 Ms Banks observes that the site location would suit MDR rezoning with provisions of footpaths and pedestrian crossing facility across Frankton Road, and bus stops with shelters provided in close proximity to the Goldfield Heights intersection.

- 7.5 Ms Banks does, however, have concerns with the additional vehicle trips as a result of intensification, in particular right turn movements out of Goldfield Heights being difficult based on high traffic volumes along Frankton Road. Ms Banks therefore opposes the rezoning request because it would trigger intersection improvements, such as a roundabout, that will disrupt the traffic flow along Frankton Road.

### **Ecology**

- 7.6 Mr Davis notes the site is developed with residential dwellings and a mixture of exotic species and native plantings, and does not oppose the rezoning from an ecological perspective, provided the areas of native plantings remain.

### **Analysis**

- 7.7 While I consider the submission has merit in regard to general intensification within the UGB and in regard to the site being well serviced by footpaths and bus stops, the rezoning sought would result in a 'spot zone' of MDR surrounded by LDR that I consider would be

contrary to sound resource management and the relevant objectives and policies of the Urban Development and Strategic Direction chapters of the PDP. Spot zonings and zonings that fit around site specific areas are discouraged other than in specific circumstances.

- 7.8** The submitter has described how the Goldfields area has been developed for increased density and provides 131 residential units surrounded by common land (open space), with an overall density of approximately 630m<sup>2</sup> per unit, including some sites between 250-350m<sup>2</sup>. This may indicate that ODP LDR provisions have proven adequate for efficient land development. Overall, I do not have sufficient evidence in regard to effects on existing residential amenities and urban form that would result from intensification to support the submitter's proposed rezoning of this large area. The development of smaller sites would still be possible with the LDRZ zoning, provided the effects are appropriately assessed.
- 7.9** I therefore consider that the request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.<sup>8</sup>
- 7.10** For the reasons given above, I consider that the notified LDR is the most appropriate zoning for the Body Corporate 22362 land and wider Goldfields area.
- 7.11** QAC in its further submission (FS1340) has opposed submission 389 on the basis that it will result in the intensification of ASAN within close proximity to Queenstown Airport. I note that the land is located outside of both the ANB and OCB of Queenstown Airport. As a consequence, and in the absence of any evidence from QAC addressing their concerns I do not support this further submission.

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8 Policies 3.2.2.1.3 and 4.2.3.1.

**7.12** Mount Crystal Limited in its further submission (FS1331) supports submission 389. Given my considerations above, I do not recommend acceptance of this further submission.

**7.13** Overall, I recommend that the rezoning request should be rejected.

**8. GROUP 2 – QUEENSTOWN CENTRAL**

**8.1** The following submissions in Parts 8 to 11 have been received in general support of the notified zonings in central Queenstown:

- (a) 722 Firestone Investments Limited;
- (b) 807 Remarkables Park Limited; and
- (c) 410 Alps Investment Limited.

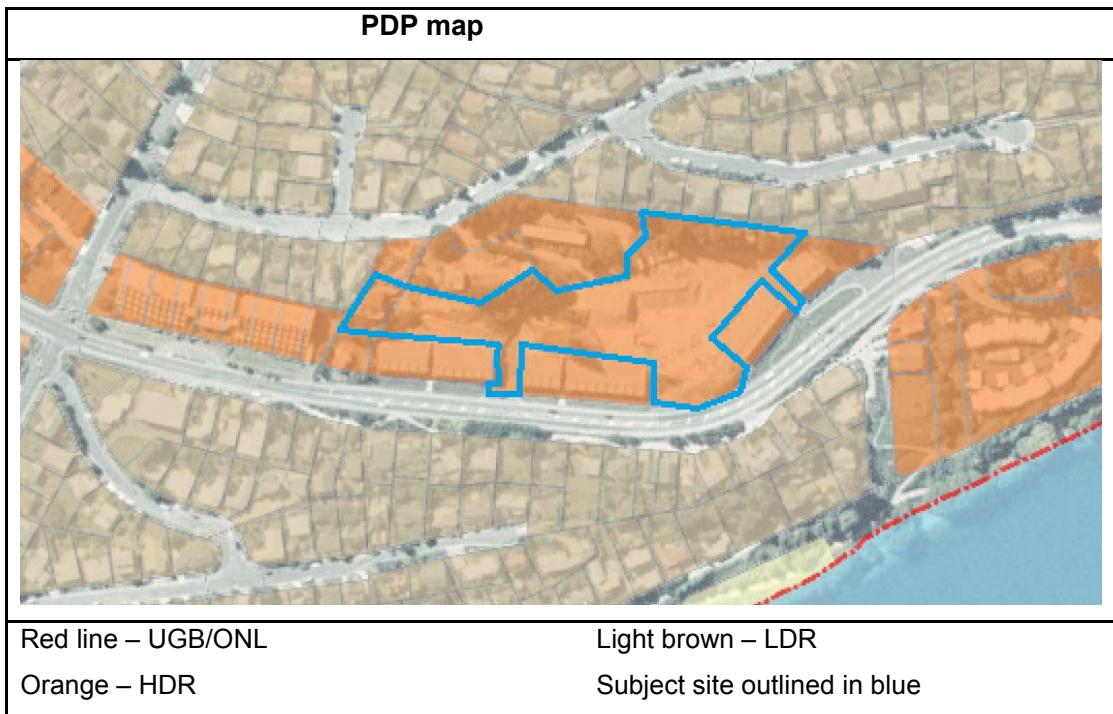
**9. FIRESTONE INVESTMENTS LIMITED – 722**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The notified HDR zoning over the submitter's land is appropriate and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Lot 5 DP 351561, adjoining Pounamu Apartments
PDP Zone and Mapping annotations	HDRZ
Zone requested and mapping annotations	HDRZ
Supporting technical Information or reports	None
Legal Description	Lot 5 DP 351561
Area	1.2258 ha
QLDC Property ID	20634
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	No comment
Traffic	Not opposed





**9.1** The subject site is zoned HDRZ in the PDP, as shown on PDP Planning Maps 35 and 37.

**9.2** The submitter is the owner of an undeveloped site that adjoins the Pounamu Apartment complex on Frankton Road, and seeks to confirm the proposed HDRZ zoning over the site. There would be no change in the PDP enabled development capacity.

**Infrastructure**

**9.3** The proposal does not affect infrastructure requirements as anticipated under the PDP.

**Traffic**

**9.4** Ms Banks considers that as no change is sought to the zoning there are no issues from a transport perspective.

**Ecology**

**9.5** Mr Davis notes that the site contains a mixture of exotic species, including a protected *Sequoiadendron giganteum* and native

plantings, and does not oppose the proposed HDRZ from an ecological perspective provided areas of native plantings are retained.

## **Analysis**

- 9.6** The submission states that the existing development at the Pounamu Apartments complex is characteristic of a HDRZ environment. I agree with this observation and consider that zoning the submitter's site HDR will enable more intensive use of land and greater and more diverse housing supply within close proximity to the Queenstown Town Centre that is easily accessible by public transport, cycling and walkways, as well as delivering on the longer-term goal of developing a compact urban form that gives effect to the Strategic Direction Chapter of the PDP. The HDR zoning should create a range of potential benefits including greater supply of housing options and help support sustainable living through close proximity to services and transport options. Overall, I consider that HDR zoning of this land will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.
- 9.7** I support and rely on Mr Glasner's evidence that the HDR zoning can be accommodated by anticipated infrastructure developments. I consider that HDR development on this site will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.8** Overall, I recommend the submission should be accepted.

**10. REMARKABLES PARK LIMITED – 807**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The parts of the submission which relate to land considered as part of PC50, are on land that is not part of Stage 1 of the PDP. The Council withdrew the PDP provisions as they apply to the geographic area covered by PC50, and therefore this submission is no longer within scope.

<b>Property and submission information</b>	
Further Submitters	Skyline Enterprises Limited (FS1236) - oppose
Land area/request referred to as	"Land north of Man Street"
PDP Zone and Mapping annotations	PC50
Zone requested and mapping annotations	HDRZ
Supporting technical Information or reports	Planning evaluation
Legal Description	Multiple legal descriptions due to number of properties
Area	Approximately 16 ha
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction Risk: Probably Low (T&T 2012) Alluvial Fan – less recently active (ORC)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	No comment
Traffic	Not opposed

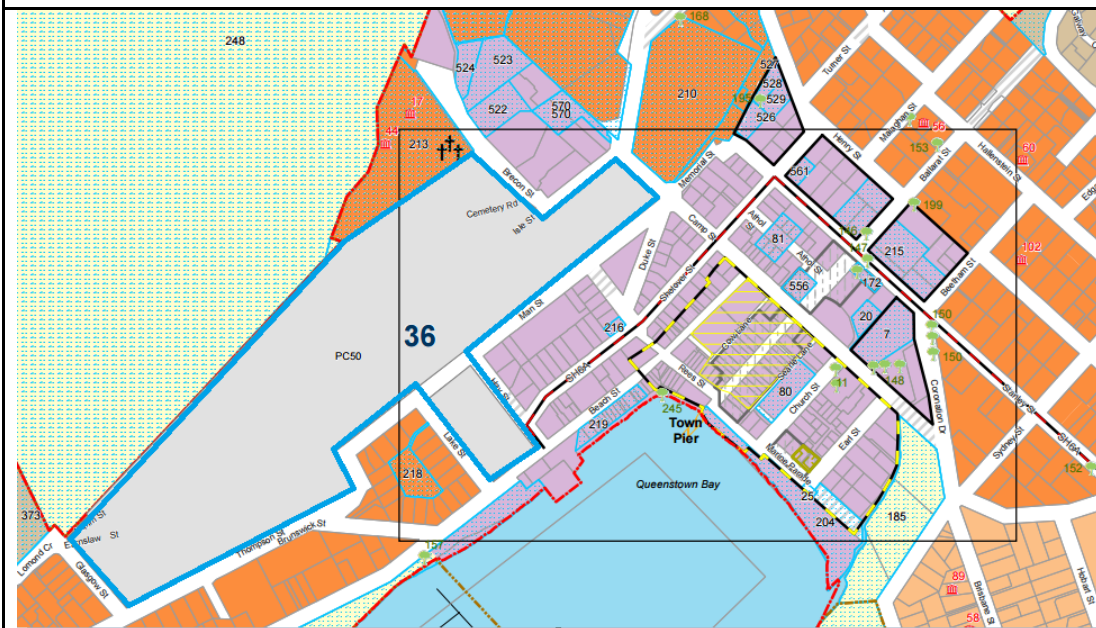


**Aerial Photograph of the site**



Subject site shown in blue approximated from the submission

**PDP map**



Red line – UGB/ONL  
 Orange – HDR  
 Blue line – approximate area of PC50 land that submission seeks be rezoned HDR  
 Light beige – PC50  
 Purple – Town Centre Zone

**10.1** The land directly north of Man Street is identified as PC50 on PDP Planning Maps 35 and 36. The geographic area covered by PC50 has subsequently been withdrawn from the PDP, and therefore no longer forms part of the PDP, and no submissions can seek changes to it.<sup>9</sup> I therefore have not considered this part of the submission.

<sup>9</sup> PC50 was determined by the Environment Court in 2016.

- 10.2** Skyline Enterprises Limited has lodged a further submission (FS1236), and it appears this further submitter has interpreted the primary submission to also relate to the Queenstown Town Centre Zone on Brecon Street.
- 10.3** Although the primary submitter has clarified to me that they had not intended to support the notified Queenstown Town Centre expansion on Brecon Street, I will address the further submission.
- 10.4** Skyline Enterprises Limited has opposed submission 807 as it considers that the leasehold site at the top of Brecon St (Gondola area) should be re-zoned to 'Commercial Recreation & Tourism Sub-Zone' or alternatively, be zoned Queenstown Town Centre with a maximum height limit of 17.5m in order to accommodate future upgrades to the Gondola bottom terminal. The former relief is considered in Ms Evan's evidence.
- 10.5** The reporting officer, Ms Victoria Jones, for the Queenstown Town Centre hearing, notes that the decision to extend the Queenstown Town Centre Zone to upper Brecon Street was wholly premised on an assumption that the PC50 zoning would be approved. The PC50 zoning was beyond appeal when Ms Jones provided her evidence, and her view was that the notified extensions to the Queenstown Town Centre Zone are appropriate.<sup>10</sup>
- 10.6** I support and rely on Ms Jones' evidence and consider that the Brecon Street expansion would achieve the relevant objectives and policies of Chapter 12 (Queenstown Town Centre) in encouraging more commercial activity to remain or locate within the Queenstown Town Centre Zone.<sup>11</sup> Therefore I consider that the notified Queenstown Town Centre zoning is the most appropriate zoning for this site.
- 10.7** In regard to the 17.5m height limit sought by Skyline Enterprises Limited, I note Ms Jones recommended refusal of this request and

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10 Section 42A Hearing Report - Chapter 12 Queenstown Town Centre, 2 November 2016 - page 46.  
11 Objective 12.2.1 - *A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.*

considered that the findings of the original S32 assessment and further S32AA assessment incorporating the amendments sought by the Council submission 383 (building height permitted up to 12m, heights between 12 and 15.5m restricted discretionary and beyond that non-complying) clearly support the height limits in the Queenstown Town Centre Zone (Precinct 1A) as the most appropriate in addressing building height.<sup>12</sup>

- 10.8** Ms Jones considered that this approach would utilise the rule framework proposed for Precinct 1, while enabling more height in order to be as consistent with building heights on surrounding properties as possible, including being consistent with the heights enabled by Plan Change 50 on the opposite side of Brecon Street. I support and rely on Ms Jones's conclusions and I note that the Environment Court (in hearing PC50) was concerned with the scale of possible development above Queenstown Bay.<sup>13</sup> I do not support a bespoke height and I consider that it is important for a district plan to provide for a range of development options within a rational framework that corresponds to context rather than individual preferences.
- 10.9** In regard to rezoning land on Brecon Street 'Commercial Recreation & Tourism Sub-Zone' as sought by Skyline Enterprises Limited, I refer to the recommendation of Ms Evans in her s42A report for this hearing.
- 10.10** For the reasons outlined above, I recommend the further submission by Skyline Enterprises Limited is rejected.

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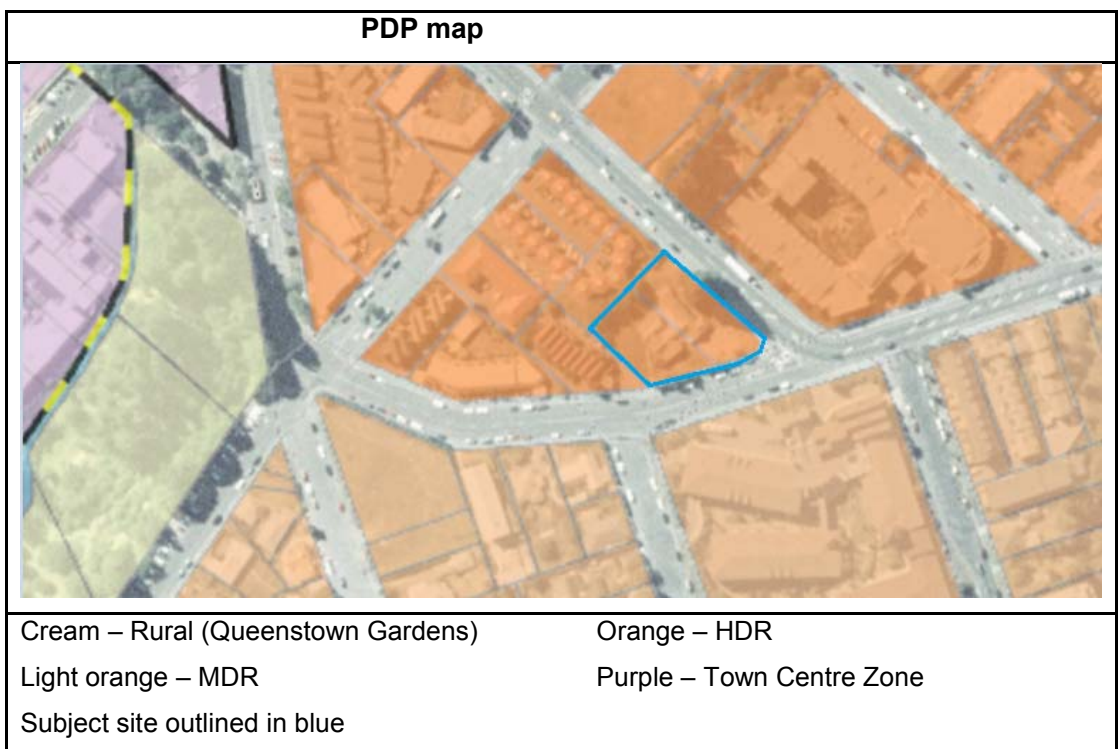
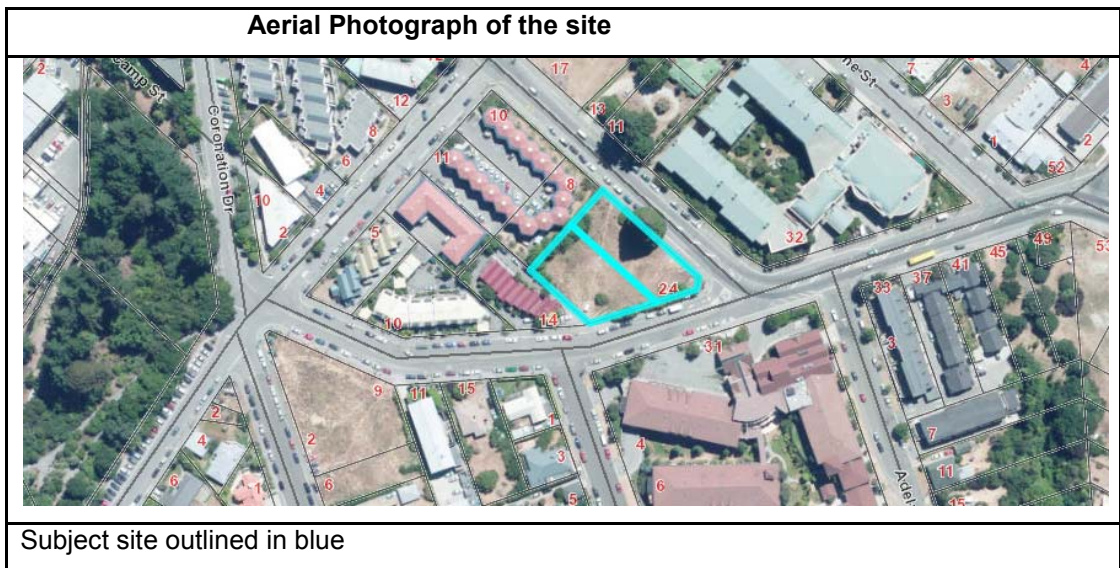
<sup>12</sup> Section 42A Hearing Report - Chapter 12 Queenstown Town Centre, 2 November 2016 - page 34.  
<sup>13</sup> *Well Smart Investment Holding (NZQN) Ltd v Queenstown Lakes District Council* [2016] NZEnvC 99, at paragraph [7].

**11. ALPS INVESTMENTS LIMITED – 410**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The notified HDR zoning over the submitter's land is appropriate and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	18-24 Frankton Road
PDP Zone and Mapping annotations	High Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Secs 2 Pt 1 Blk XXXVII Queenstown
Area	2179 m <sup>2</sup>
QLDC Property ID	6128
QLDC Hazard Register	Liquefaction Risk LIC 1 (P): Probably Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	No comment
Traffic	No comment



- 11.1** The subject site is zoned High Density Residential in the PDP, as shown on PDP Planning Map 35.
- 11.2** The submitter owns 18 – 24 Frankton Road, currently undeveloped, and seeks to confirm the proposed High Density Residential zoning over this land and the surrounding block bound by Stanley Street (SH6), Frankton Road and Sydney Street. There would be no change in the PDP enabled development capacity.

**11.3** The submission notes that the site is one of the few undeveloped sites within the proposed High Density Residential Zone surrounding the Queenstown Town Centre, and states that it is appropriate to be developed in a manner which makes efficient use of land. I agree with this on the basis that I consider that the HDR zone on the submitter's site will enable more intensive use of land for diverse types of housing and supply additional capacity for development within close proximity to the Queenstown Town Centre that is easily accessible by public transport, cycling and walkways. Furthermore, I consider that the proposed HDR zoning over the submitter's land and surrounding block will achieve the relevant objectives and policies relating to growth and intensification in the Strategic Direction and Urban Development chapters of the PDP.

**11.4** Overall, I recommend the submission supporting the notified zoning of their site, and the surrounding block, be accepted.

**12. GROUP 3 – DOWNZONES**

**12.1** The following submissions in Parts 12 to 14 have been received that request 'downzonings' (or a less intensive zone type) on Queenstown Hill:

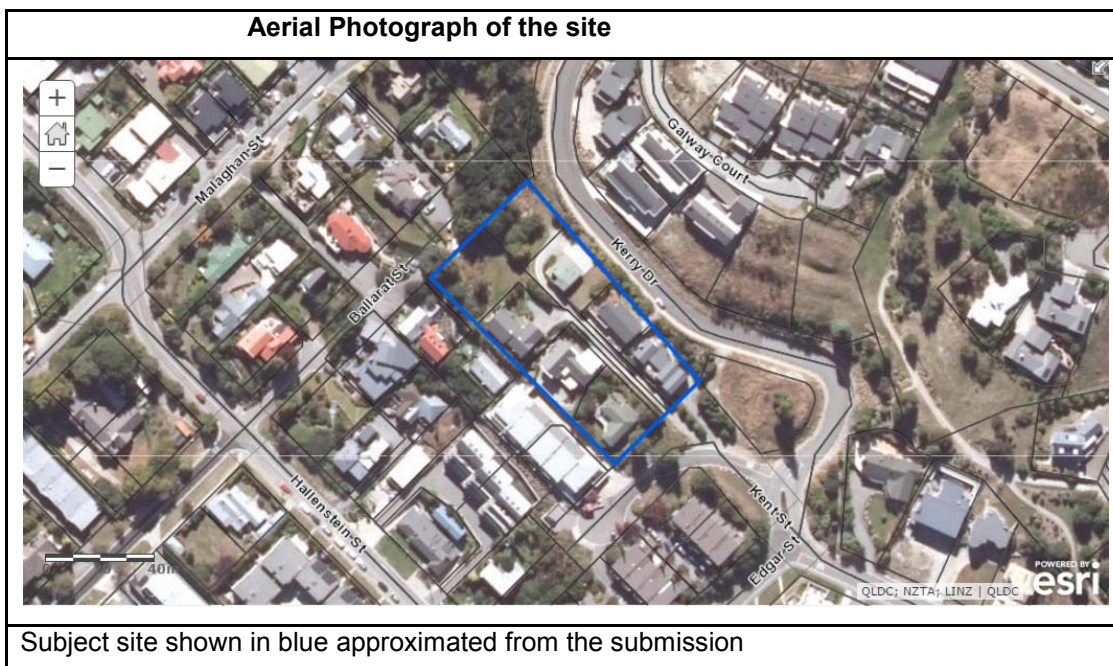
- (a) 1359 Grant Keeley; and
- (b) 75 Peter Manthey.

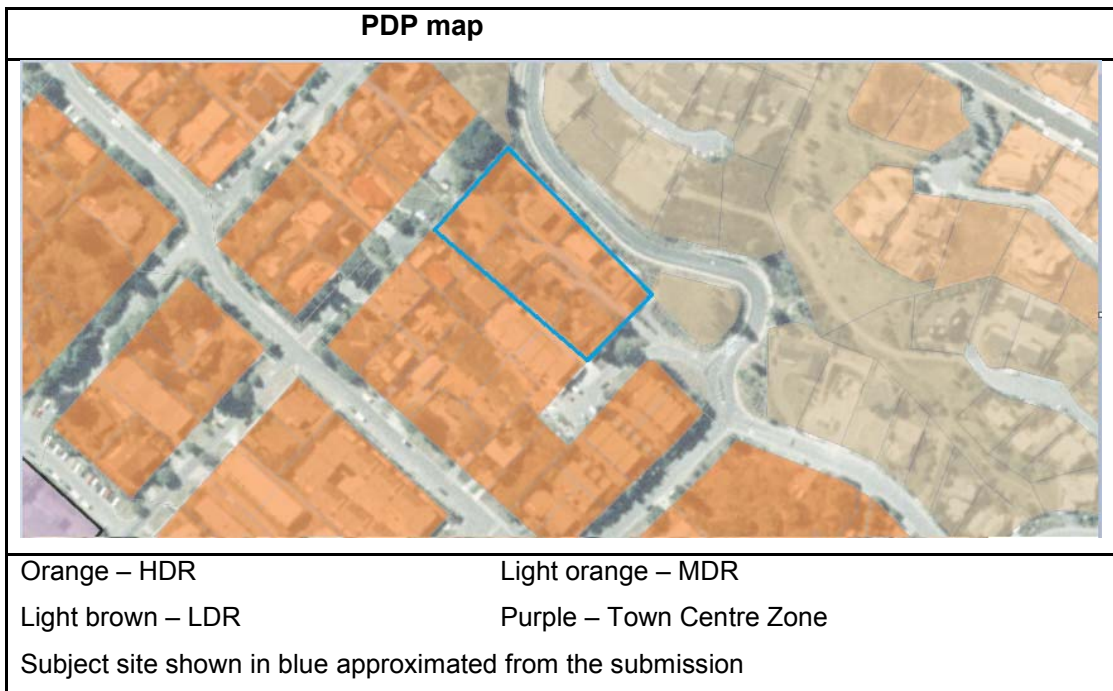
**13. GRANT KEELEY – 1359**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The land is appropriately zoned HDR to enable more intensive use of land for diverse housing supply within close proximity to the Queenstown Town Centre and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters of the PDP.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	37 - 51 Kent Street
PDP Zone and Mapping annotations	High Density Residential
Zone requested and mapping annotations	Low Density Residential
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 15775-with & Pt subj to row-, Lot 1 DP 22583 Blk XLV Queenstown Tn - int in r/w, Lot 2 DP 15775 - subj to & with int in r /w, Lot 2 DP 22583 subj to & with in in r/w Blk XLVI , Lot 2 DP 27022, lot 2 DP 8646 -with & subj to r/w-, Lot 1 DP 27022, Lot 1 DP 8646
Area	4,054m <sup>2</sup>
QLDC Property ID	6488, 6489, 6487, 10524, 6486, 6490, 14272, 6491
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed





**13.1** The subject site is zoned High Density Residential in the PDP, as shown on PDP Planning Map 35.

**13.2** The submitter seeks to rezone the site to Low Density Residential, stating that all the properties (except 37 Kent Street) are serviced by a single private driveway from Kent Street, and that the properties have the overall appearance of Low Density Residential. This proposed rezoning would result in several changes for development on these sites including lower building height and reduced density. The PDP enabled development capacity is 24 lots (based on 115m<sup>2</sup> per lot). The requested rezoning would yield 6 lots, a loss of 18 lots (based on 450m<sup>2</sup> per lot).

**Infrastructure**

**13.3** Mr Glasner does not oppose the rezoning to Low Density Residential, from an infrastructure perspective, because he considers that the proposal reduces infrastructure load and therefore will not result in adverse effects on the network.



## **Traffic**

- 13.4** Ms Banks considers that a reduction in zoning would have minimal to no impacts from a transport perspective.

## **Ecology**

- 13.5** Mr Davis does not oppose the rezoning from an ecological perspective because he considers that given the established residential nature of the sites, the indigenous ecological values will be limited.

## **Analysis**

- 13.6** The requested downzoning could result in a potential loss of 18 residential lots, as enabled by the PDP notified HDR zoning.
- 13.7** The submitter is concerned about loss of amenity values, in particular winter sunlight, as a result of possible development 7m to 12m high under the notified HDR provisions. I consider that as (according to the submission) several of the dwellings are relatively new or have been recently modernised, there is low risk to the submitter of redevelopment in the near future. Furthermore, it is important for a district plan to correspond to context rather than individual preferences. In this instances, the notified HDR zoning in this location close to the town centre supports the Strategic Direction and Urban Development framework of the District Plan to achieve a compact urban form, achieved through enabling higher density development in appropriate locations.

- 13.8** The submitter notes that the properties are serviced by a single driveway. The right-of-way serves 8 properties and appears to be 6m wide, which is the maximum legal width for 7-12 units (Part 14 (Transport) of the ODP). Ms Banks has not raised any concerns in regard to access. I consider that appropriate access would be addressed through the resource consent process under the notified HDR zoning.
- 13.9** I consider that a downzoning to LDR in this location could result in inefficient use of urban land and that the zoning of the land subject to this submission HDR will enable more intensive use of land for diverse housing supply within close proximity to the Queenstown Town Centre.
- 13.10** Overall, I recommend the submission opposing the notified zoning should be rejected.

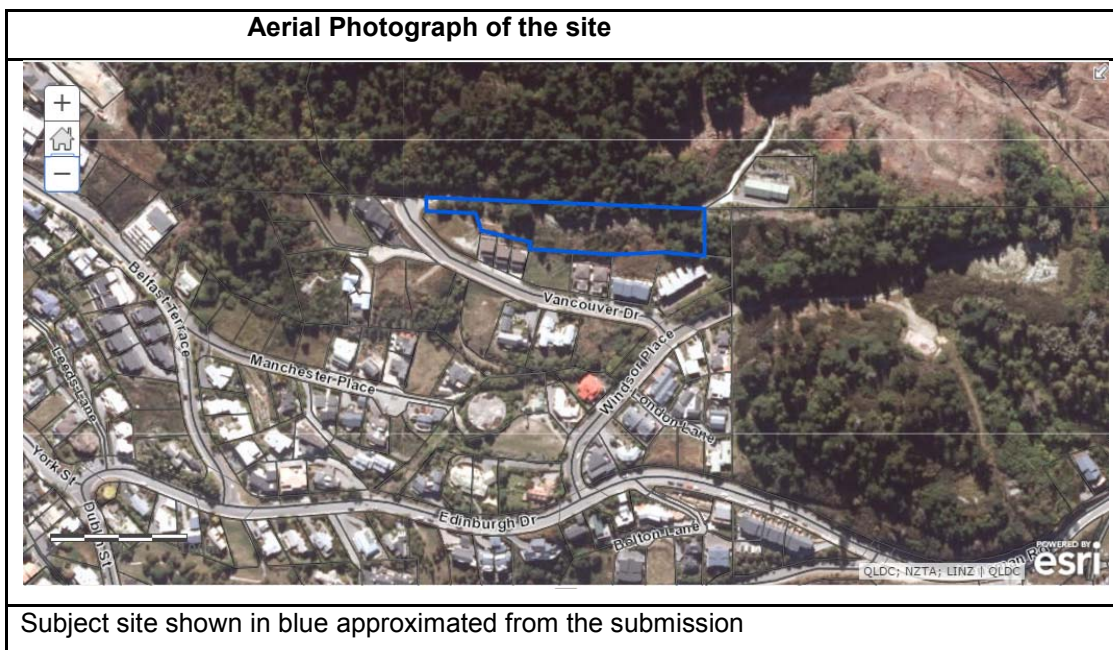
**14. PETER MANTHEY – 75**

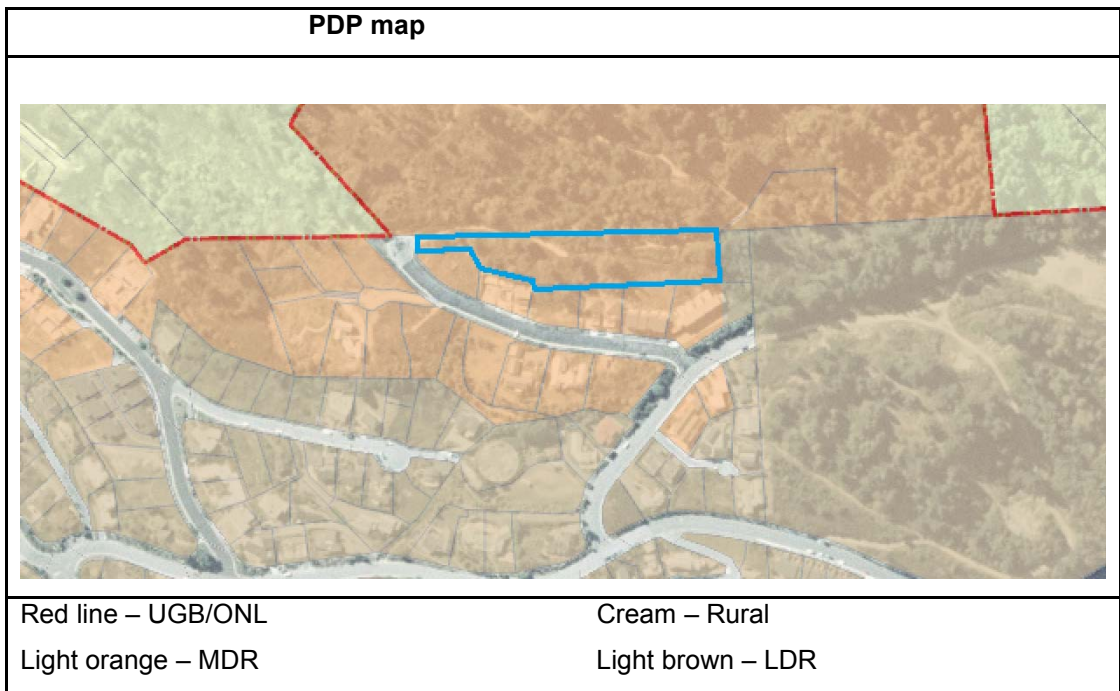
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The site is appropriately zoned MDR as it can accommodate increased densities and is relatively accessible to the Queenstown Town Centre and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Land at the rear of 18 Vancouver Drive owned by QLDC
PDP Zone and Mapping annotations	MDR
Zone requested and mapping annotations	Green space zoning
Supporting technical Information or reports	None

Legal Description	SEC 2 SO 503041
Area	5,789m <sup>2</sup>
QLDC Property ID	51640
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

Summary of Council assessments and recommendations	
Ecology	Not opposed
Infrastructure	No comment
Traffic	No comment





**14.1** The subject site is zoned Medium Density Residential in the PDP, as shown on PDP Planning Map 32, 35 and 37.

**14.2** The submitter seeks to rezone the land adjacent to 18 Vancouver Drive from MDR to a non-developable green space zoning. The site is currently undeveloped. The PDP enabled development capacity is 16 lots (based on 250m<sup>2</sup> per lot); the request would result in a loss of all of those potential lots.

**14.3** The site is owned by the Council and is also subject to submission 790 (Commonage).

**Infrastructure**

**14.4** The proposed downzoning does not affect infrastructure requirements as anticipated under the PDP.

**Traffic**

**14.5** The proposed green space zoning will not result in transport impacts.

## Ecology

- 14.6** Mr Davis notes that site is infested with exotic weeds and considers that the indigenous ecological values will be limited and therefore does not oppose the potential rezoning of the site.

## Analysis

- 14.7** I support and rely on Mr Davis' evidence that the indigenous ecological values of the site will be limited, and therefore that the ecology of the site does not support an open space zoning.
- 14.8** A gravel access road crosses the site to the Aurora Commonage Substation. The submitter considers that part of the land below the gravel road would provide a visually attractive green buffer, but has not provided an assessment of any ecological, visual amenity or recreation values that would support the creation of a non-developable green space. I do not have any evidence that the Council intends to retain the site as open space (either as a recreational reserve or 'town belt' type of reserve).
- 14.9** In the absence of supporting information or evidence, I could not recommend that the site should become a park or reserve.
- 14.10** The site is largely surrounded by other MDR zoned land, with one adjoining site being zoned LDRZ, and as such MDR development would be consistent with the surrounding character and amenity.
- 14.11** I consider that a downzoning to green space that would result in a loss of 16 potential residential lots would result an in inefficient use of urban zoned land within the UGB. I therefore consider that the site is appropriately zoned MDR, as it is located in an area that can accommodate increased densities and is relatively accessible to the Queenstown Town Centre. The notified zoning will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters in regard to housing supply and a compact urban form.<sup>14</sup>

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14 Objective 4.2.3

**14.12** Overall, I recommend the submission opposing the notified zoning should be rejected.

**15. GROUP 4 – OTHER REZONINGS**

**15.1** The following submissions in Parts 15 to 21 have been received that request other rezonings in central Queenstown and Queenstown Hill:

- (a) 238 NZIA Southern and Architecture + Women Southern;
- (b) 543 P J & G H Hensman & Southern Lakes Holdings Limited;
- (c) 790 Queenstown Lakes District Council;
- (d) 718 Allium Trustees Limited;
- (e) 686 Garth Makowski;
- (f) 727 Belfast Corporation Limited; and
- (g) 731 Mulwood Investments Limited.

**16. NZIA SOUTHERN AND ARCHITECTURE + WOMEN SOUTHERN – 238**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The zone boundaries as notified are the most appropriate in this location to meet the relevant objectives and policies of Chapter 9 in regard to providing for more intensive use of land for housing supply within close proximity to Queenstown Town Centre, and to achieve the relevant objectives of the Strategic Direction and Urban Development chapters in regard to maintaining the Queenstown Town Centre as the primary focus for economic activity.

<b>Property and submission information</b>	
Further Submitters	<p>Antony &amp; Ruth Stokes (FS1242) – oppose</p> <p>Erna Spijkerbosch (FS1059) – generally support</p> <p>Man Street Properties Ltd (FS1107) – oppose</p> <p>High Peaks Limited (FS1216) - oppose</p> <p>Ngai Tahu Property Limited &amp; Ngai Tahu Justice Holdings Limited (FS1228) – oppose</p> <p>Ngai Tahu Property Limited (FS1226) – oppose</p> <p>Shotover Memorial Properties Limited &amp; Horne Water Holdings Limited (1234) - oppose</p> <p>Skyline Enterprises Limited (FS1238) - oppose</p> <p>Skyline Enterprises Limited &amp; O'Connells Pavillion Limited (FS1239) - oppose</p> <p>Skyline Enterprises Limited &amp; Accommodation and Booking Agents (FS1241) - oppose</p> <p>Trojan Holdings Limited (FS1246) - oppose</p> <p>Trojan Holdings Limited &amp; Beach Street Holdings Limited (FS1248) - oppose</p> <p>Tweed Development Limited (FS1249) - oppose</p>
Land area/request referred to as	Land surrounding Queenstown Town Centre
PDP Zone and Mapping annotations	<p>High Density Residential</p> <p>Business Mixed Use</p> <p>Stage 2 Land (west of Gorge Road)</p>
Zone requested and mapping annotations	Business Mixed Use
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	24 ha (approximated from the submission)
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	<p>Liquefaction Risk: Nil to Low (T&amp;T 2012)</p> <p>Alluvial Fans</p> <p>Potentially Contaminated Sites</p>

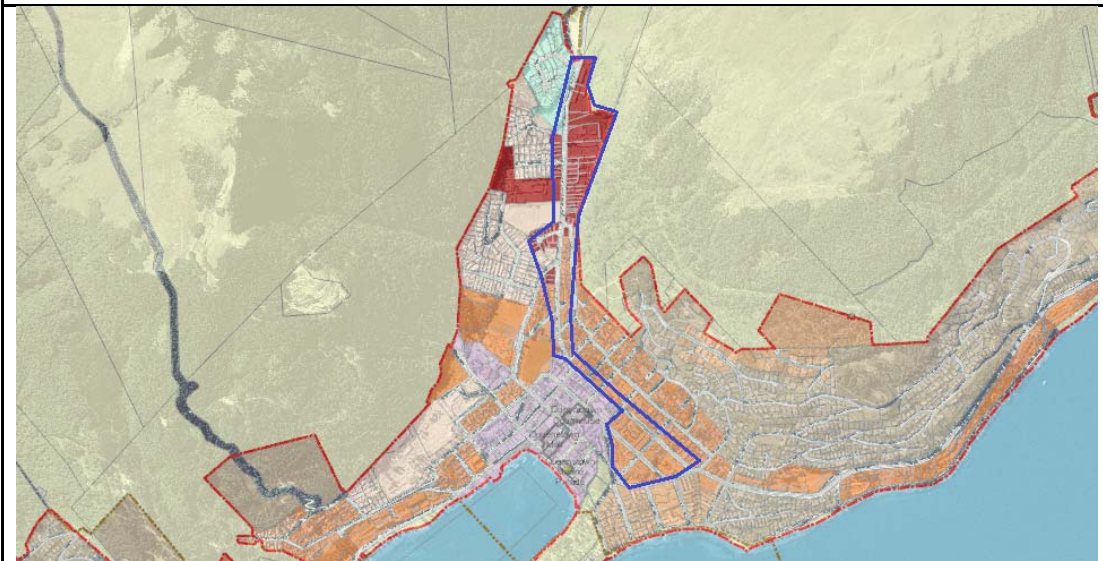
<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

### Aerial Photograph of the site



Subject site shown in blue approximated from the submission

### PDP map



Red line – UGB/ONL

Red – BMUZ

Orange – HDR

Light pink/pale blue – Stage 2 land

Blue line – approximate area of submission

**16.1** The subject sites are zoned High Density Residential and Business Mixed Use Zone in the PDP, as shown on PDP Planning Maps 32, 35 and 36. Some of the land included in the submission map is subject to Stage 2 of the DP Review (west side of Gorge Road), and is not considered in my recommendations.



- 16.2** The submitter seeks to rezone land on the periphery of the Queenstown Town Centre from HDRZ to Business Mixed Use. Some of the land is already notified as BMUZ. The main effects of this change in zone would be to enable increased commercial development and a potential loss of housing supply, and to enable substantially greater building heights (12m permitted, 20m restricted discretionary). The area is located on both sides of Gorge Road, using the natural boundary of Horne Creek, with BMUZ requested on main roads.

### **Infrastructure**

- 16.3** Mr Glasner considers that it is expected this area is able to be serviced with minimal upgrades and therefore does not oppose the rezoning from an infrastructure perspective.

### **Traffic**

- 16.4** Ms Banks does not oppose the rezoning sought because the Gorge Road and Queenstown Town Centre locations are appropriate for mixed residential, commercial, retail and business uses. From a transport perspective, Ms Banks considers that enabling mixed use activities encourages less dependence on private vehicle use.

### **Ecology**

- 16.5** Mr Davis notes that the site includes a mixture of residential dwellings, commercial and retail activities and vacant land, which contain a mixture of exotic species and native plantings. Mr Davis considers that given the lack of indigenous vegetation in these areas the indigenous ecological values will be limited, and therefore does not oppose the request.

### **Analysis**

- 16.6** The submitter considers that the notified boundary of the BMUZ is illogical, and recommends using the natural boundary of Horne Creek

to separate the High Density Residential Zone, and locating Business Mixed Use on main roads with HDR behind.

- 16.7** I disagree that the BMUZ boundary is illogical as it largely matches the ODP Business Zone along Gorge Road, with an additional site that I understand has been rezoned BMUZ to reflect a long established commercial use (50 Gorge Road). The BMUZ aims to enable more efficient use of land for complementary commercial, business, retail and residential uses, higher density living opportunities, and significantly greater building heights. The HDR zone, by way of comparison, generally discourages commercial development.
- 16.8** I consider there is some merit in the submitter's request. In this instance; however, I consider that rezoning of HDR land to BMUZ on the scale and in the location sought would require more detailed evidence in regard to existing residential amenities (such as effects from additional height of 12m to 20m), potential loss of housing supply, or replacement with housing that may have a lower level of amenity due to the mix of activities, and potential adverse effects from commercial activities on existing residential amenities.
- 16.9** I support and rely on Mr Heath's evidence in regard to an estimated 50% of commercial zoned land within the Wakatipu Ward being vacant or not utilised for commercial activities, including an estimated 13.6 ha within the PC50 extension to the Queenstown Town Centre.
- 16.10** Given that there appears to be ample commercial zoned land in the general vicinity (PC50), I have insufficient evidence to show that commercial zoning on this site is appropriate or needed, or evidence to show that commercial development in this location would be complementary to, and not competitive with, the town centre. In my view, the rezoning request would therefore not meet the relevant objectives and policies of Chapter 3 (Strategic Direction) in regard to a prosperous, resilient and equitable economy.<sup>15</sup>

- 16.11** As the site is relatively close or adjoins the Queenstown Town Centre, I consider that the request may undermine the role of the town centre as the primary focus for this part of the District's economic activity.
- 16.12** Rezoning land along Gorge Road for commercial use would significantly expand the town centre, which would affect its walkability and compactness and may serve as a disincentive for redevelopment (including upward intensification) of the core of the town centre, as well as significantly reducing the supply of HDR zoned land.
- 16.13** Given the above, I consider that the zone boundaries as notified are the most appropriate in this location and would meet the relevant objectives and policies of Chapter 9 in regard to providing for more intensive use of land for housing supply within close proximity to Queenstown Town Centre, as well as achieving the relevant objectives of the Strategic Direction and Urban Development chapters in regard to economic activity and a compact urban area.<sup>16</sup>
- 16.14** Antony & Ruth Stokes in their further submission (FS1242) has opposed submission 238 in regard to Henry Street on the basis of potential effects on adjoining High Density Residential sites in regard to potential offensive and undesirable qualities and with buildings up to 20m in height. Given my considerations above, I recommend this further submission should be accepted.
- 16.15** Man Street Properties Ltd (FS1107), Ngai Tahu Property Limited (FS1226), Shotover Memorial Properties Limited & Horne Water Holdings Limited (1234), Skyline Enterprises Limited & O'Connells Pavillion Limited (FS1239), Skyline Enterprises Limited & Accommodation and Booking Agents (FS1241), Trojan Holdings Limited & Beach Street Holdings Limited (FS1248), and Tweed Development Limited (FS1249) in their further submissions are opposed to submission 238 but do not raise any specific concerns. Given my considerations above, I recommend these further submissions should be accepted.

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16 Objective 4.2.3.

**16.16** The following further submissions from High Peaks Limited (FS1216), Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited (FS1228), Skyline Enterprises Limited (FS1238), Trojan Holdings Limited (FS1246) are opposed to submission 238 and consider that 'mixed use' activities should not be established on both sides of Gorge Road (i.e. residential only on the western side of Gorge Road, while commercial only on the eastern side of Gorge Road), and that the rezoning sought would weaken the purpose of the BMUZ, which seeks to provide for regeneration of the Gorge Road area with an appropriate mix of compatible commercial and residential activities. Given my considerations above, I recommend these further submissions should be accepted in part. I do not recommend accepting these further submissions in regard to the location of commercial or residential zoning along Gorge Road.

**16.17** A further submission by Erna Spijkerbosch (FS1059) generally supports submission 238 in regard to wording around Gorge Road and Horne Creek. Given my considerations above, I recommend this further submission should be rejected.

**16.18** Overall, I recommend the submitter's request should be rejected.


**17. P J & G H HENSMAN & SOUTHERN LAKES HOLDINGS LIMITED – 543**

<b>Overall Recommendation</b>	
<b>Recommendation</b>	<b>Reject</b>
Summary	The additional building height and development capacity sought would result in an inappropriate 'spot zone' and would result in adverse effects in regard to character, residential amenities and dominance, and transport infrastructure

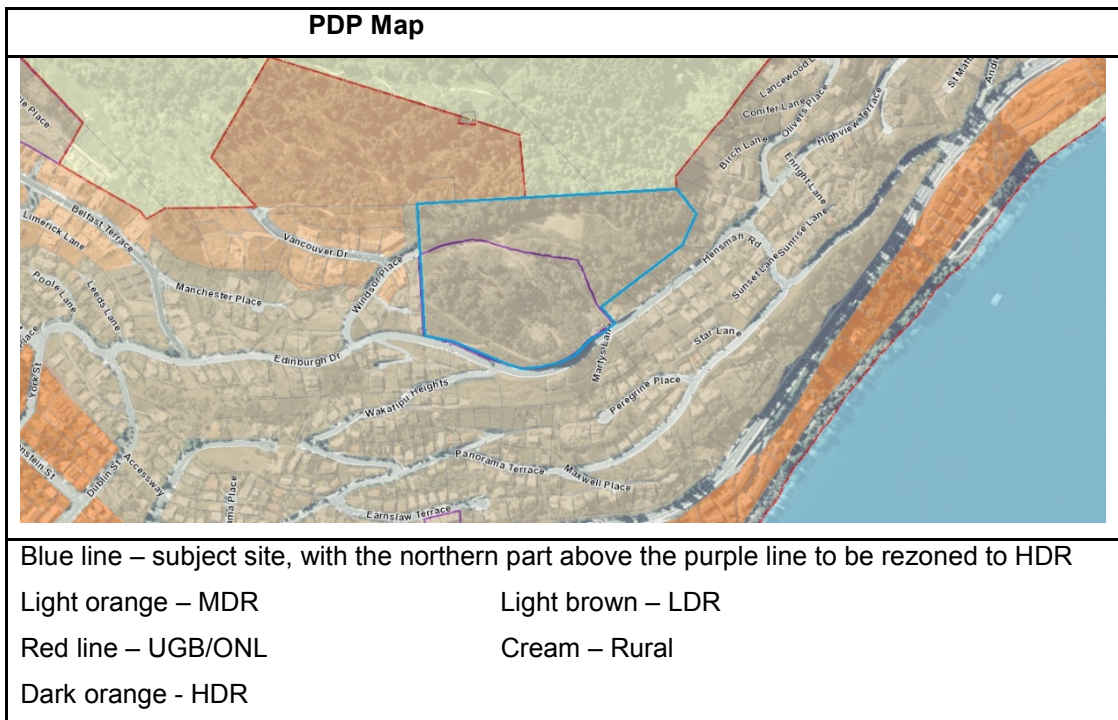
<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Lot 13 DP 27397
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Rezone area outside the Visitor Accommodation sub zone to HDR (see PDP map below)
Supporting technical Information or reports	None
Legal Description	Lot 13 DP 27397
Area	7.77 ha (QLDC GIS site area approximated from the submission)
QLDC Property ID	16050
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Opposed

**Aerial Photograph of the site**



Subject site shown in blue approximated from the submission



**17.1** The subject site is zoned Low Density Residential in the PDP, as shown on PDP Planning Maps 32 and 37.

**17.2** The submitter seeks to rezone the portion of their land located outside the Visitor Accommodation Subzone to High Density Residential. The PDP enabled development capacity is 123 lots (based on 450m<sup>2</sup> per lot). The effects of this zone change would include greater building height, bulk and density. The request could yield an additional 358 lots (total 481, based on 115m<sup>2</sup> per lot).

**Infrastructure**

**17.3** Mr Glasner considers that models indicate this area can be serviced by water and wastewater network without a significant impact and therefore does not oppose the rezoning from an infrastructure perspective.

**Traffic**

**17.4** Ms Banks opposes the rezoning based on the existing transport provisions and site constraints, and considers that the location may not discourage dependence of vehicle use. Ms Banks considers that

public transport to the area and improvements to active transport facilities will be required should a HDR zone be considered.

## **Ecology**

- 17.5** Mr Davis does not oppose the rezoning from an ecological perspective because he considers that the lack of indigenous vegetation on the site means that the indigenous ecological values will be limited.

## **Analysis**

- 17.6** I note that the Visitor Accommodation Sub-Zone was removed from the PDP Planning Maps subsequent to the notification, to be dealt with as part of Stage 2 of the PDP. However, this land is zoned LDR and the submission is seeking that part of the site be rezoned HDRZ. As such the submission is 'on' Stage 1 of the PDP review and should be responded to as part of decisions on Stage 1.
- 17.7** I consider that a 'spot zone' of HDR would be inappropriate on this site. As I have noted above, spot zonings and zonings that fit around site specific areas are discouraged. No analysis has been provided in regard to effects of the additional height and development capacity enabled by HDR zoning on neighbouring residential amenities and the adjoining ONL and Rural zoned land. I consider that HDR development would be out of character in this location and may result in adverse effects on the adjoining LDR and MDR areas and the ONL.
- 17.8** The site is not on a public transport route and would not be readily walkable to the town centre, being approximately 1.6km uphill. As such HDR zoning over the site would not be consistent with the intentions of Chapter 9 (High Density Residential) in enabling more intensive use of land within close proximity to town centres and encouraging reduced private car use.
- 17.9** Overall, I consider that the notified LDRZ is most appropriate for this site and would be consistent with the relevant objectives and policies

within the Strategic Direction and Urban Development chapters and Chapters 7 (Low Density Residential) of the PDP in regard to providing land for traditional suburban densities and housing forms.

**17.10** Given the reasons above, I recommend the submission opposing the notified zoning should be rejected.

**18. QUEENSTOWN LAKES DISTRICT COUNCIL – 790 - COMMONAGE**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	Extending the Medium Density Residential zone and Urban Growth Boundary to encompass all of the submitter's land will enable efficient use of the land for residential purposes and will achieve the relevant objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Commonage Reserve, Vancouver Drive
PDP Zone and Mapping annotations	Rural and ONL UGB and part Medium Density Residential
Zone requested and mapping annotations	Medium Density Residential within UGB and shift ONL
Supporting technical Information or reports	Attachment A title plan Attachment B RM150220 Attachment C Proposed zone extension
Legal Description	Lot 1 DP 496901 Sec 2 SO 503041
Area	Total 9.3 ha Area subject to rezoning 1.8737 ha
QLDC Property ID	51610, 51640
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)



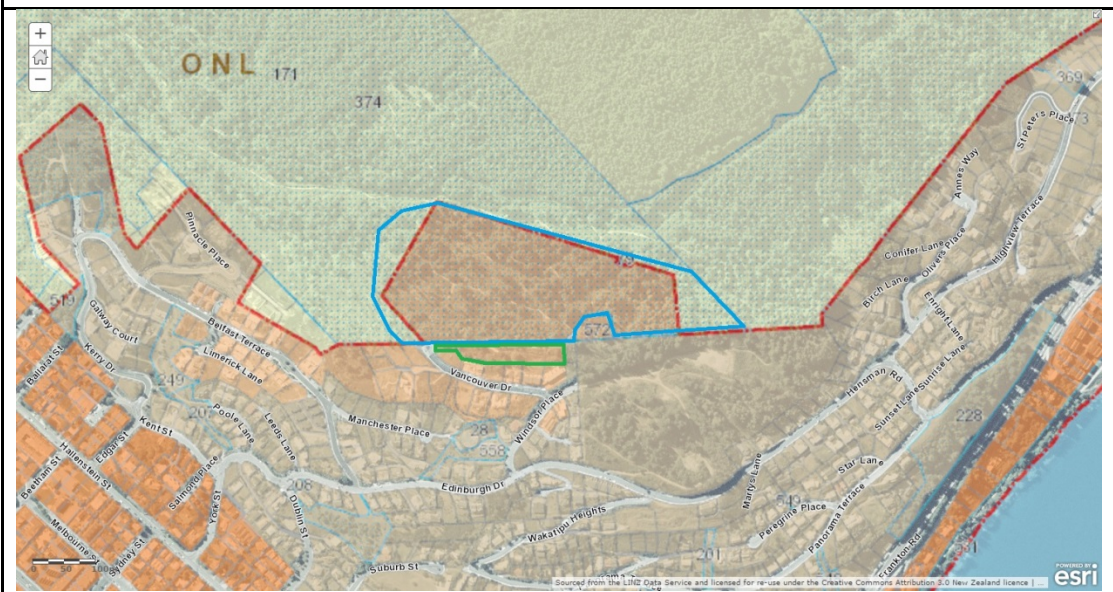
Summary of Council assessments and recommendations	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

**Aerial Photograph of the site**



Subject site shown in blue approximated from the submission

**PDP Map**



Cream – Rural  
 Light orange – MDR  
 Blue and green lines – subject site approximated from submission (blue: Lot 1 DP 496901; green: Sec 2 SO 503041)

Red line – UGB/ONL  
 Light brown– LDR

- 18.1** The subject site is primarily zoned Medium Density Residential, with small outlying parts zoned Rural and identified as being within the ONL. Part of the site is also subject to a notice of requirement for a proposed Designation 171 (Commonage Recreation reserve), as shown on PDP Planning Maps 32, 35 and 37. Designation 171 was existing at the time of PDP notification and was rolled over into the PDP.
- 18.2** The submitter<sup>17</sup> seeks that the entire site be rezoned Medium Density Residential and be located within the Urban Growth Boundary, with the ONL shifted to exclude the site. The PDP enabled development capacity is zero, based on Rural zoning. The rezoning request would enable 54 lots, based on 250m<sup>2</sup> per lot.
- 18.3** Resource consent RM150220 was approved on 19 May 2015 for a subdivision of the Commonage Recreation Reserve into two lots. Part of RM150220 related to a land exchange between the Council and the Department of Conservation (**DOC**). Titles have now been issued. This submission relates to Lot 1 of that subdivision. The intention for Lot 1 is to provide for future residential development. The submission notes that the process to revoke the reserve status of the land is being worked through, and I note that the reporting officer for the Designations hearing (stream 07), Ms Rebecca Holden, recommended that the notice of requirement for Designation 171 not be confirmed. The DOC land is located further to the west on Queenstown Hill off Kerry Drive (Lot 4 DP 447835) and will become a reserve. The DOC land is part zoned Rural and part zoned LDR and adjoins the Kerry Drive site also subject to submission 790.
- 18.4** For clarity I note that the submission 790 map includes land legally described as Sec 2 SO 503041, which was not part of the RM150220 subdivision and is not subject to any designations. This part of the site is also subject to submission 75 (request for green space rezoning).

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17 The submission (790) is signed by Peter Hansby, the Council's General Manager of Property and Infrastructure. The submission is not the Council's corporate submission (383).

## **Infrastructure**

- 18.5** Mr Glasner does not oppose the rezoning from an infrastructure perspective because the increases in load on the wastewater network and water demand are minor and can be incorporated into upgrades required to service PDP zoning adjacent to this area. All connections would be at the developer's cost, and the timeframe of development would depend on Long Term Plan projects.

## **Traffic**

- 18.6** Ms Banks considers that the additional vehicle trips would not have adverse effects on the existing road network and therefore does not oppose the request from a transport perspective.

## **Landscape**

- 18.7** Dr Read does not oppose the rezoning from a landscape perspective because areas sought to be rezoned would not result in any significant adverse effects above and beyond those which are already facilitated by the existing zoning. Dr Read considers that the ONL can be moved to exclude the site.

## **Ecology**

- 18.8** Mr Davis notes that the site is infested with woody weed species and considers that the indigenous ecological values will be limited, and therefore does not oppose the rezoning from an ecological perspective.

## **Analysis**

- 18.9** The PDP enabled development capacity for the part of the site zoned Rural is zero. The rezoning request could yield 51 residential lots (based on 250m<sup>2</sup> per lot). I understand from the subdivision consent that the intention for the site is future residential development. The land exchange with DOC was intended to relocate the development capacity from the Kerry Drive site to the submission site. The Kerry

Drive site would become a reserve in an area partly zoned LDR in which development would potentially be more visible from the Queenstown Town Centre, compared with the submission site.

- 18.10** Given the above, I consider that extending the Medium Density Residential zone and Urban Growth Boundary to encompass all of the submitter's land is logical and will enable efficient use of the land for residential purposes.
- 18.11** The requested rezoning would achieve the relevant PDP objectives and policies for the MDRZ (Chapter 8) in regard to providing land for residential development at increased densities that minimises impacts on infrastructure and transport networks.<sup>18</sup>
- 18.12** The rezoning would be consistent with relevant PDP objectives and policies within Chapters 3 and 4 by ensuring that UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.<sup>19</sup>
- 18.13** Overall, I recommend the rezoning request is accepted. I have undertaken a s32AA assessment, attached as **Appendix 2**.

**19. QUEENSTOWN LAKES DISTRICT COUNCIL – 790 – KERRY DRIVE**

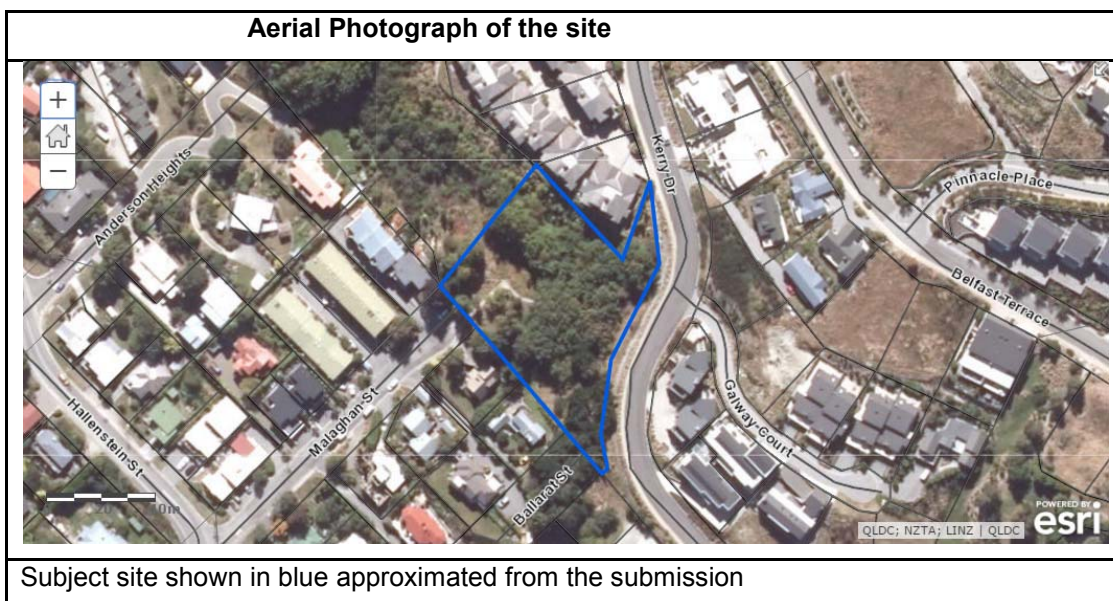
<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The proposed rezoning to Low Density Residential zone is logical and may enable efficient use of the land for residential purposes, should the reserve status change in the future, and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

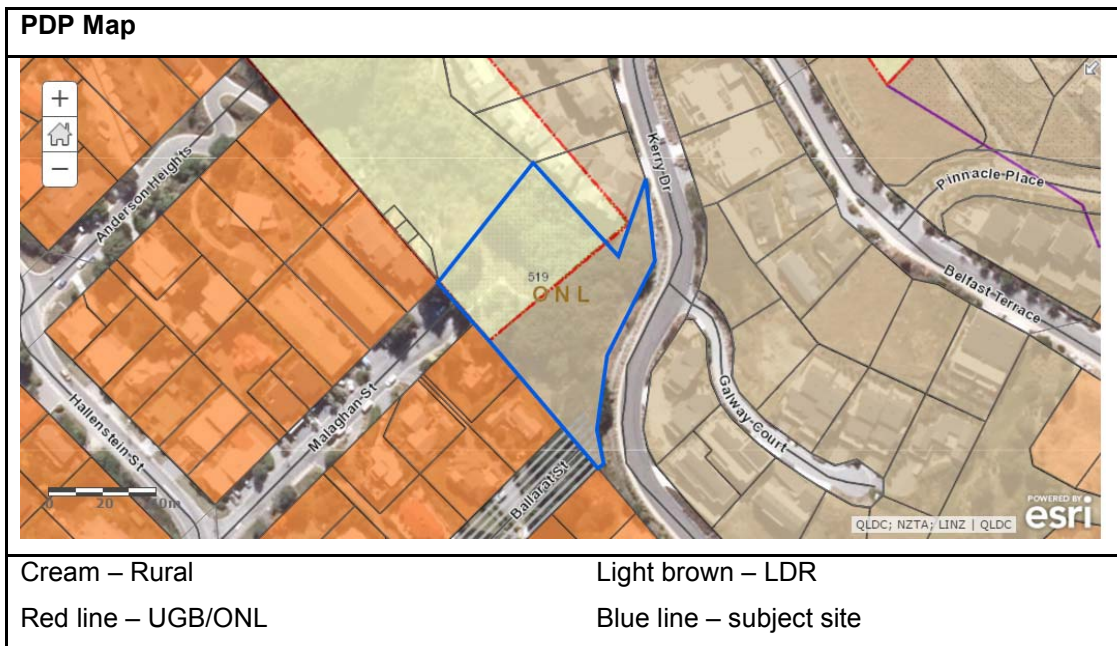
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18 Objective 8.2.7  
19 Objective 4.2.3

Property and submission information	
Further Submitters	None
Land area/request referred to as	Lot 602 Deposited Plan 306902 located on Kerry Drive
PDP Zone and Mapping annotations	Rural, ONL Low Density Residential, UGB
Zone requested and mapping annotations	Rezone Rural to Density Residential Shift UGB and ONL
Supporting technical information or reports	None
Legal Description	LOT 602 DP 306902
Area	Total 4,282m <sup>2</sup> Area subject to rezoning approximately 1,943m <sup>2</sup>
QLDC Property ID	16701
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

Summary of Council assessments and recommendations	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed





- 19.1** The subject site is part zoned Low Density Residential and part zoned Rural and subject to proposed Designation 519 (Local Purpose Reserve – Beautification), in the PDP, as shown on PDP Planning Maps 32, 34 and 35. The designation was new at the time of notification.
- 19.2** The submitter<sup>20</sup> seeks that all of Lot 602 DP 306902 be rezoned Low Density Residential and be located within the Urban Growth Boundary. The PDP enabled development capacity is zero, based on Rural zoning. The rezoning request could yield 6 lots (based on 450m<sup>2</sup> per lot).
- 19.3** The submission states that if the reserve status were to be changed in the future, subject to public consultation under the Reserves Act 1977, it would be more efficient for the site to reflect the zoning of adjoining residential sections.

### Infrastructure

- 19.4** Mr Glasner considers that the rezoning will provide a more efficient connection to the council network with a minor increase in load and

<sup>20</sup> The submission (790) is signed by Peter Hansby, the Council's General Manager of Property and Infrastructure. The submission is not the Council's corporate submission (383).

therefore does not oppose the rezoning from an infrastructure perspective.

### **Traffic**

- 19.5** Ms Banks considers that the yield will have minimal effect on transportation matters and therefore does not oppose the rezoning from a transport perspective.

### **Landscape**

- 19.6** Dr Read opposes the rezoning from a landscape perspective because she considers that this small area and walkway contributes significantly to the amenity of the walkers and residential development in the area and should remain a reserve.

### **Ecology**

- 19.7** Mr Davis considers that the indigenous ecological values of the site will be limited due to the lack of indigenous vegetation, and therefore does not oppose the rezoning from an ecological perspective.

### **Analysis**

- 19.8** The PDP enabled development capacity of the site is zero, based on the notified Rural zoning. The rezoning request could yield 6 residential lots, based on 450m<sup>2</sup> per lot.
- 19.9** The site is currently vegetated with wilding species and some native plantings, and contains a public walking track between Kerry Drive and Malaghan Street. The site is surrounded on three boundaries by LDR or HDR zoning. From a locational perspective, I consider that low density residential development on this site would be in keeping with the character of the adjoining urban land.
- 19.10** I note that the Commonage subdivision (RM150220) has created a larger reserve adjoining this site that will be managed by DOC. I consider that there may be an opportunity for the new reserve to

provide 'replacement' amenity values, should the subject site be developed.

**19.11** I therefore consider that extending the LDRZ and Urban Growth Boundary to encompass all of the submitter's land is appropriate and may enable efficient use of the land for residential purposes, should the reserve status change in the future. I note that for the time being, the land could not be developed unless the reserve status was revoked. The submission does not provide any information about the values of the reserve or future intentions for the land.

**19.12** The requested rezoning would achieve the relevant PDP objectives and policies for low density residential living within the District's urban areas (Chapter 7) and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.<sup>21</sup>

**19.13** Overall, I recommend the rezoning request should be accepted. I have undertaken a s32AA assessment, attached as **Appendix 2**.

**20. ALLIUM TRUSTEES LIMITED – 718**

Overall Recommendation	
Recommendation	Reject
Summary	The additional building height and density sought would result in an inappropriate 'spot zone' and would result in adverse effects in regard to character, residential amenities and dominance, and would not meet Chapter 9 (HDR) objectives and policies in regard to non-private vehicle movements.

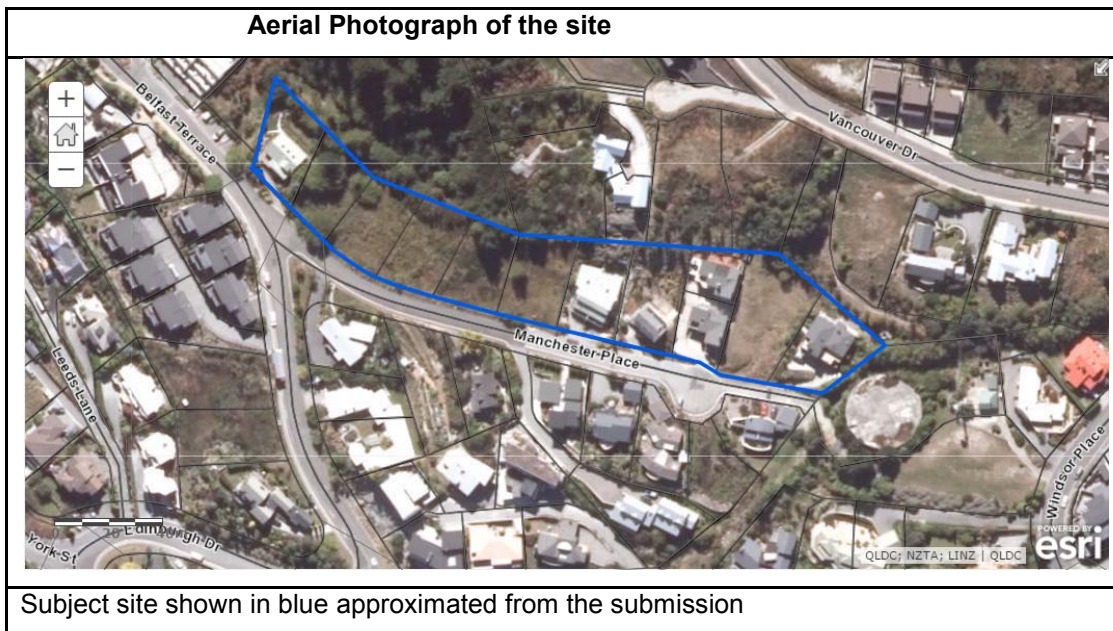
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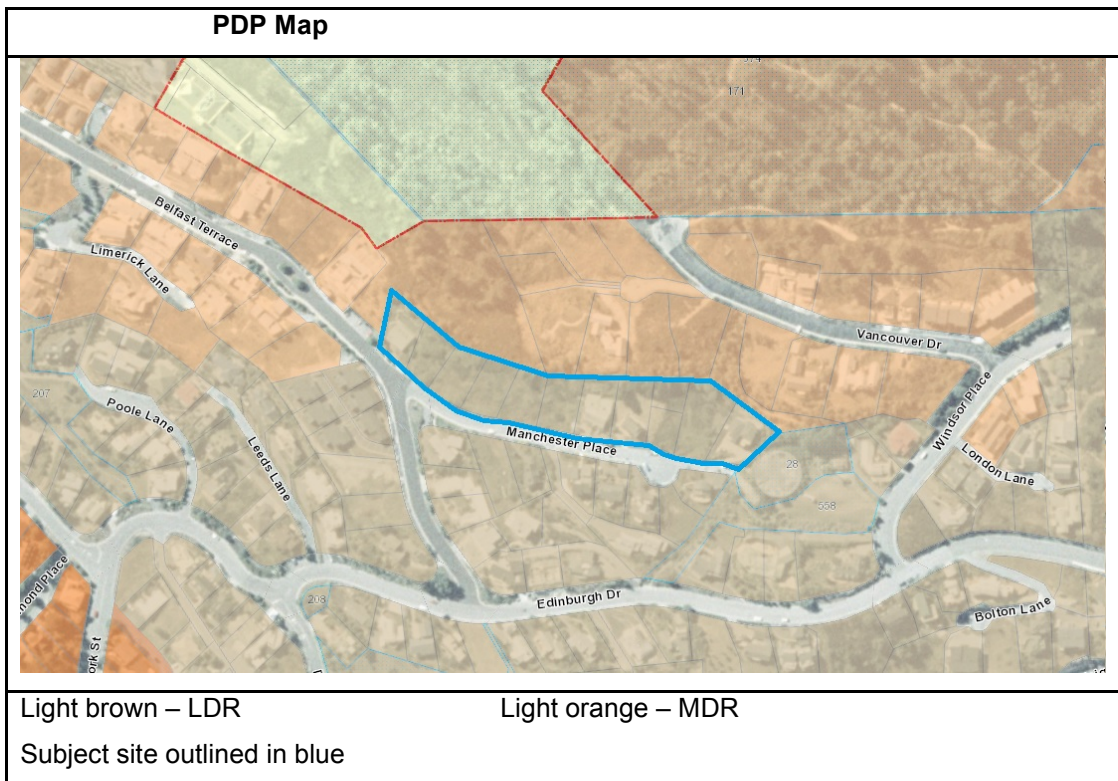
21 Objectives 4.2.3, 7.2.1.



<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	11 Belfast Terrace and 2, 4, 6 Manchester Place
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Lots 24, 23, 22 and 21 DP 20448
Area	8385m <sup>2</sup>
QLDC Property ID	10167, 6557, 6558, 16964, 6559, 10314, 11799, 6561, 10114, 19774
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Opposed





- 20.1** The subject site is zoned Low Density Residential in the PDP, as shown on PDP Planning Maps 35 and 37.
- 20.2** The submitter seeks to rezone the land located between Manchester Place and Vancouver Drive to High Density Residential. The main effects of this change would be greater building heights (increased to 12m from 7/8m) and reduced setbacks. The PDP enabled development capacity for the site is 13 lots (based on 450m<sup>2</sup> per lot). The requested rezoning could yield an additional 37 lots (based on 115m<sup>2</sup> per lot).

**Infrastructure**

- 20.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because models indicate this area can be serviced by water and wastewater network without a significant impact.

**Traffic**

- 20.4** Ms Banks considers that the location of the site from the town centre (approximately 1km) and steep gradient would not encourage

alternative transport modes such as walking and cycling, as encouraged by Chapter 9. Ms Banks therefore opposes the rezoning from a transport perspective.

## **Ecology**

**20.5** Mr Davis does not oppose the rezoning from an ecological perspective because the indigenous ecological values of the site will be limited due to a lack of indigenous vegetation.

## **Analysis**

**20.6** I consider that a 'spot zone' of HDR in this location would be inappropriate. The site is not on a public transport route and although it is approximately 1km from the town centre, I concur with Ms Banks and consider the site would not be readily walkable due to the uphill return journey. As such HDR zoning over the site would not be consistent with the objectives and policies of Chapter 9 in reducing private vehicle movements.<sup>22</sup>

**20.7** No analysis has been provided in regard to effects of the additional height and development capacity enabled by HDR zoning on neighbouring LDR and MDR zoned land and residential amenities. I consider that HDR development would be out of character in this location and may result in adverse effects on the surrounding area in regard to dominance, bulk and density.

**20.8** Overall, I consider that the notified LDRZ is most appropriate for this site and would be consistent with the relevant objectives and policies within the Strategic Direction and Urban Development chapters and Chapter 7 of the PDP in regard to providing land for traditional suburban densities and housing forms.

**20.9** Overall, I recommend the submitter's rezoning request should be rejected.

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22 Objective 9.2.6, Policies 9.2.6.1, 9.2.6.2.

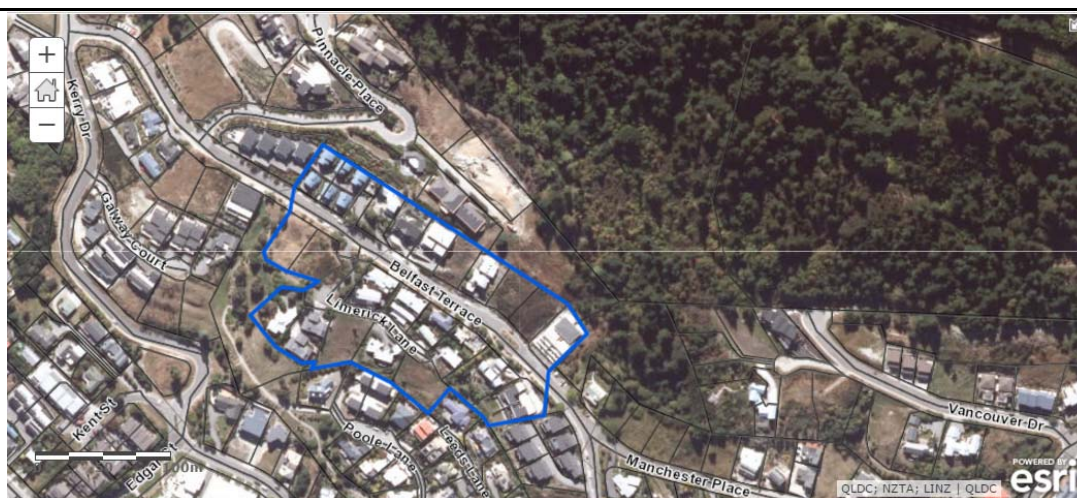
**21. GARTH MAKOWSKI – 686, BELFAST CORPORATION LTD – 727,  
MULWOOD INVESTMENTS LIMITED – 731**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The additional building height and density sought would result in an inappropriate 'spot zone' and would result in adverse effects in regard to character, residential amenities and dominance, and would not meet Chapter 9 (HDR) objectives and policies in regard to non-private vehicle movements.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Area marked in black outline in submission
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Several properties
Area	2.79 ha
QLDC Property ID	Several properties
QLDC Hazard Register	Liquefaction Risk: Nil to Low (T&T 2012)

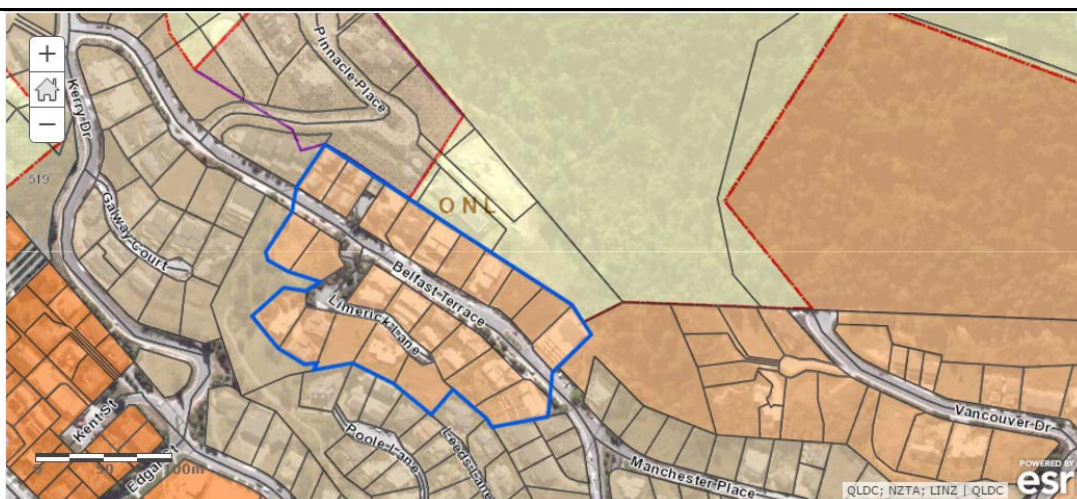
<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Opposed

### Aerial Photograph of the site



Subject site shown in blue approximated from the submission

### PDP Maps



Light orange – MDR

Red line – UGB/ONL

Light brown - LDR

**21.1** The subject site is zoned Medium Density Residential in the PDP, as shown on PDP Planning Maps 32, 34 and 35.

**21.2** The submitters seek to rezone land on Belfast Terrace High Density Residential. The main effects of this change would be enabling greater building height (8 to 12m permitted, compared with 8m for MDR), reduced setbacks and overall greater intensification of land use. The PDP enabled development capacity is 76 lots (based on 250m<sup>2</sup> per lot). The requested rezoning could yield an additional 89 residential lots (total of 165, based on 115m<sup>2</sup> per lot).

## **Infrastructure**

- 21.3** Mr Glasner considers that models indicate this area can be serviced by water and wastewater network without a significant impact and therefore does not oppose the rezoning from an infrastructure perspective.

## **Traffic**

- 21.4** Ms Banks opposes the rezoning from a transport perspective because the location of the site does not support the objectives and policies in Chapter 9 in regard to reducing private vehicle movements.

## **Ecology**

- 21.5** Mr Davis does not oppose the rezoning from an ecological perspective because the established residential nature of the land means that indigenous ecological values will be limited.

## **Analysis**

- 21.6** I consider that a 'spot zone' of HDR in this location surrounded by LDR zoned land would be inappropriate. No analysis has been provided in regard to effects of the additional height and development capacity enabled by HDR zoning on neighbouring LDR zoned land and residential amenities, or on the adjoining ONL, although I note that there is some development on the adjoining Rural zoned land within the ONL. I consider that HDR development would be out of character in this location and may result in adverse effects on the surrounding area in regard to dominance, bulk and density.
- 21.7** The site location would not encourage walking or cycling due to the steep gradient and there is no public transport in the area. As such HDR zoning over the site would not be consistent with the objectives and policies of Chapter 9 in reducing private vehicle movements.<sup>23</sup>

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23 Objective 9.2.6, Policies 9.2.6.1, 9.2.6.2.

**21.8** Overall, I consider that the notified MDRZ is most appropriate for this site and would be consistent with the relevant objectives and policies within the Strategic Direction and Urban Development chapters and Chapter 8 of the PDP in regard to enabling increased densities in locations that are supported by appropriate infrastructure.<sup>24</sup>

**21.9** Overall, I recommend the submitter's rezoning request should be rejected.

**22. GROUP 5 – YORK STREET**

**22.1** The following submissions in Parts 22 to 23 have been received on the zoning relating to 1-17 York Street:

- (a) 7 Sue Knowles;
- (b) 193 Diane Dever; and
- (c) 363 Body Corp 27490.

**23. SUE KNOWLES – 7, DIANE DEVER – 193, BODY CORPORATE 27490 – 363**

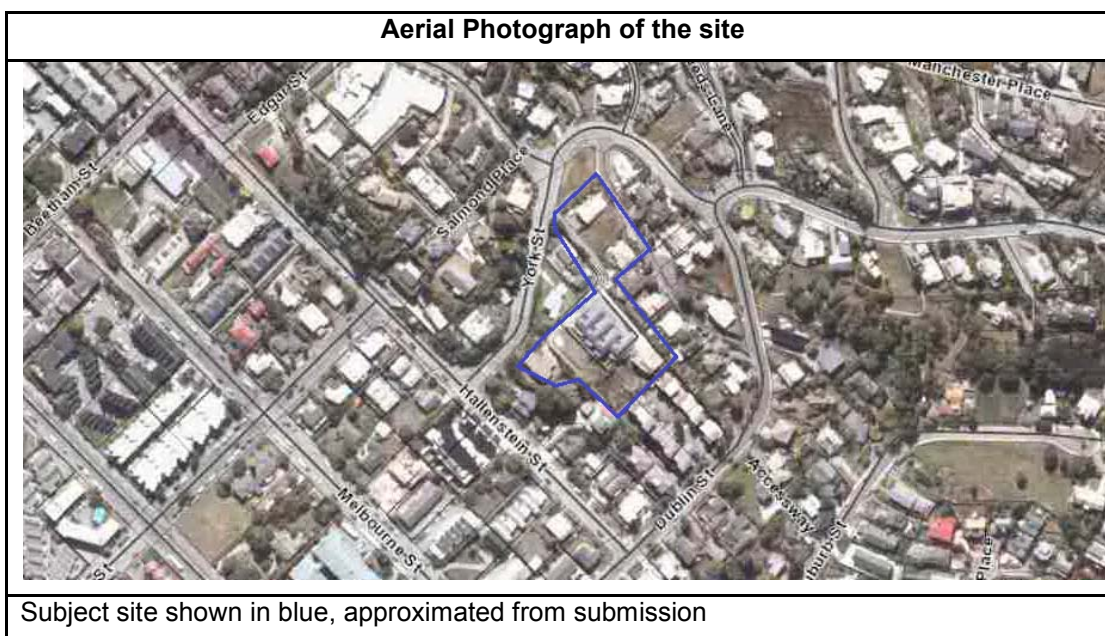
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Downzoning to LDR of properties notified as within the HDRZ could result in inefficient use of urban land close to the Queenstown Town Centre.

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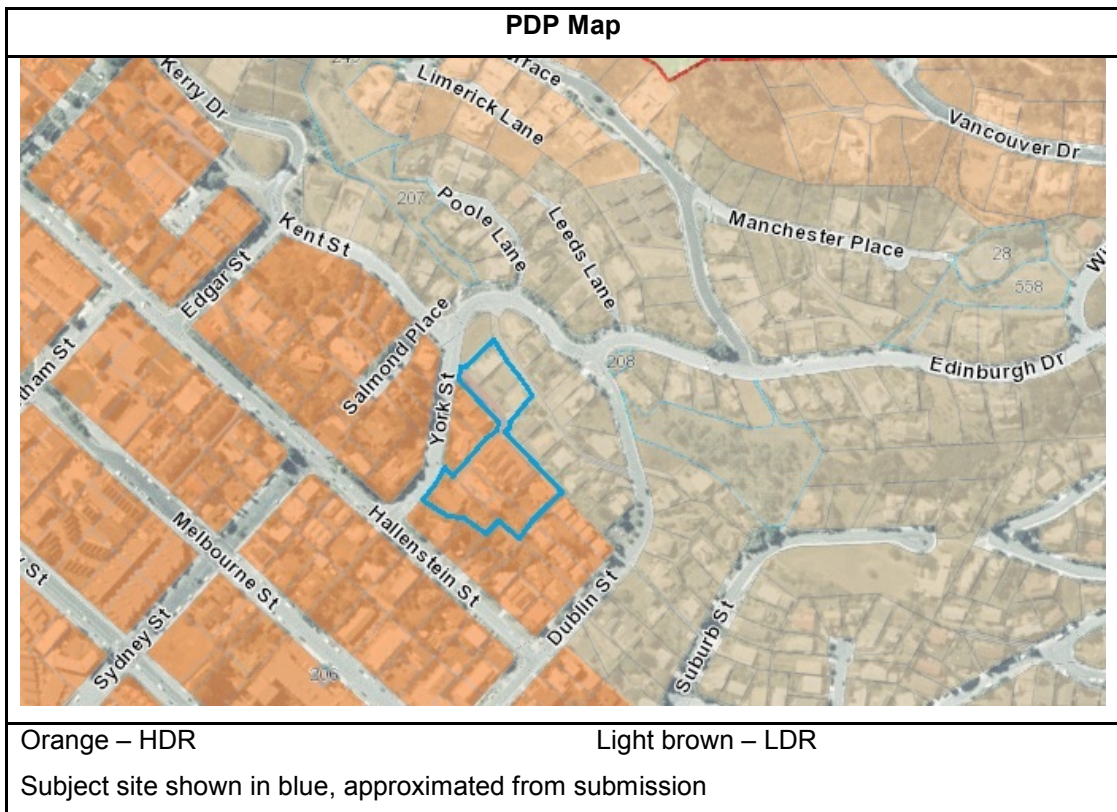
24 Objective 8.2.4.

<b>Property and submission information</b>	
Further Submitters	Lakes Edge Development Limited (FS1279) - oppose
Land area/request referred to as	1-17 York Street (properties served by a right-of-way)
PDP Zone and Mapping annotations	High Density Residential and Low Density Residential
Zone requested and mapping annotations	Low Density Residential
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	8,183m <sup>2</sup> (approximate)
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 – probably low risk

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed







**23.1** The subject properties are part zoned Low Density Residential and part zoned High Density Residential in the PDP, as shown on PDP Planning Maps 32, 34 and 35.

**23.2** The submitters seek that the properties at 1-17 York Street all be rezoned Low Density Residential. The PDP enabled development capacity is 29 lots (based on 115m<sup>2</sup> per lot). The requested downzoning would yield 7 lots, resulting in a loss of approximately 21 residential lots.

### **Infrastructure**

**23.3** Mr Glasner does not oppose the downzoning from an infrastructure perspective because the proposal will reduce the infrastructure requirements from what is anticipated under the PDP.

### **Traffic**

**23.4** Ms Banks does not oppose the requested downzoning because it will not have a negative impact on the transport network.

## Ecology

- 23.5** Mr Davis considers that the established residential nature of the land means that indigenous ecological values will be limited and therefore does not oppose the downzoning from an ecological perspective.

## Analysis

- 23.6** The PDP zone boundary between HDR and LDR matches the ODP zone boundaries. I consider that a downzoning to LDR of the properties zoned HDR could result in inefficient use of urban land close to the Queenstown Town Centre. The LDR zoned properties are less than 1km from the town centre and although York Street is uphill, I consider this distance could be walkable and may encourage reduced private vehicle use along with increased housing supply, as intended by the relevant objectives and policies of Chapter 9 (High Density Residential).<sup>25</sup>
- 23.7** I consider that the notified zoning is the most appropriate to achieve the objectives of the Strategic Direction and Urban Development chapters in regard to providing for a compact urban form within Urban Growth Boundaries that utilises land and infrastructure in an efficient and sustainable manner, and encouraging a higher density of residential development in suitable locations.<sup>26</sup>
- 23.8** The submitters note that the properties are serviced by a single driveway. The right-of-way serves 11 properties and is of variable width up to 7.7m wide. It may not be suitable for more than 12 units, as it would not meet the additional width requirements for more than 12 units within Part 14 (Transport) of the ODP. Ms Banks has not raised any concerns about access. I do not consider that this matter warrants a downzoning, as the overall character of the site is compatible with HDR zoning.
- 23.9** I therefore consider that the site is appropriately zoned as notified.

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25 Objective 9.2.1, Policy 9.2.6.1

26 Policies 3.2.2.1.4, 4.2.1.3

**23.10** The further submission from Lakes Edge Development Limited opposes submission 7 insofar as it relates to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge. This matter is not relevant to the rezoning of the York Street properties.

**23.11** Overall, I recommend the submissions in opposition to the notified zoning should be rejected.

**24. GROUP 6 – PARK STREET**

**24.1** The following submissions in Parts 24 to 27 have been received in oppositions to the notified MDRZ relating to the Park Street area near Queenstown Gardens:

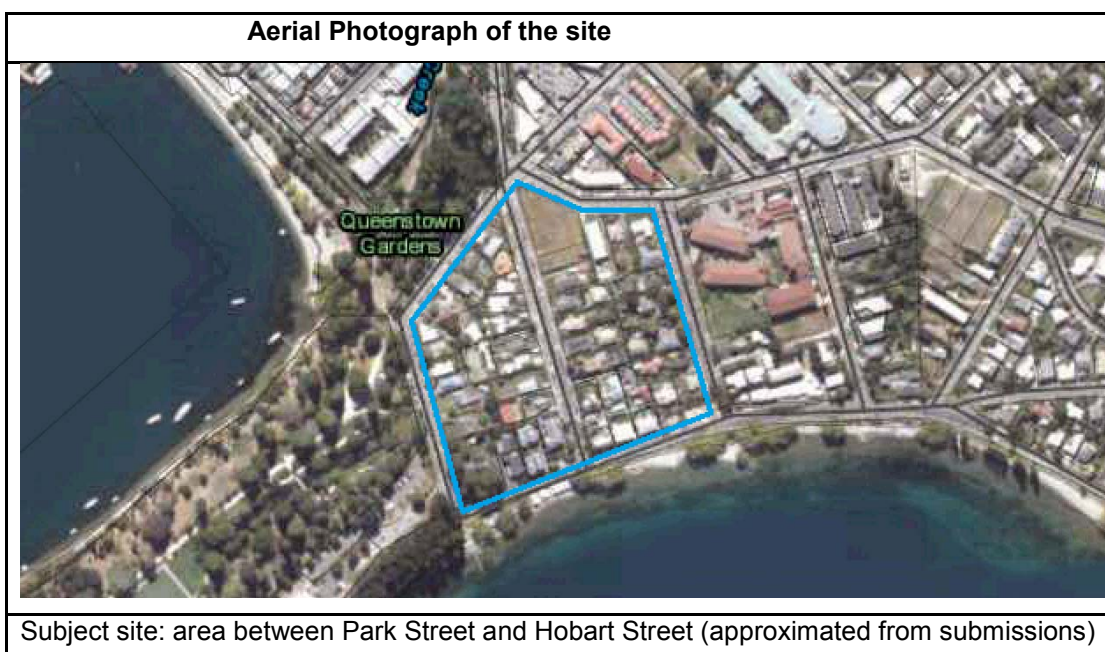
- (a) 503 DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch;
- (b) 506 Friends of the Wakatipu Gardens and Reserves Incorporated;
- (c) 821 Janice Kinealy; and
- (d) 599 Peter Fleming and Others.

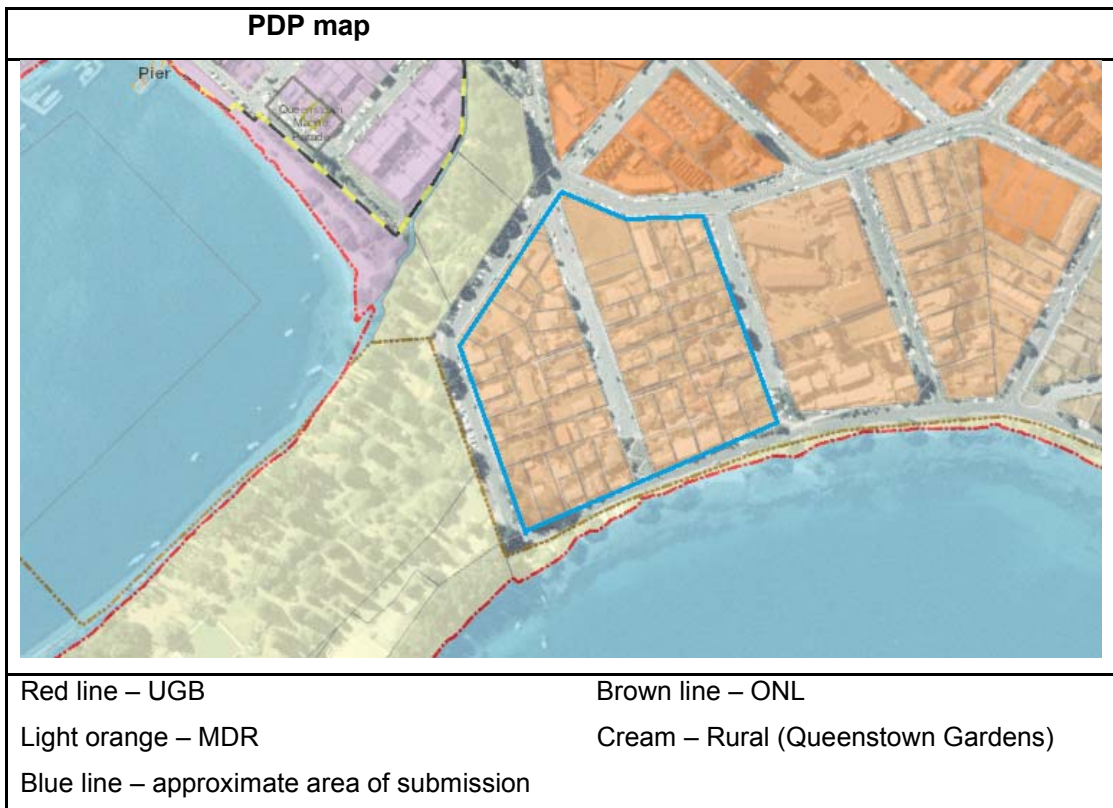
**25. DJ AND EJ CASSELLS, THE BULLING FAMILY, THE BENNETT FAMILY, M LYNCH – 503, FRIENDS OF THE WAKATIPU GARDENS AND RESERVES INCORPORATED – 506**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	A downzoning over the Park Street area could result in inefficient use of urban land close to the Queenstown Town Centre.

<b>Property and submission information</b>	
Further Submitters	Dato Tan Chin Nam (FS1260) - oppose Greenwood Group Limited (FS1315) - oppose
Land area/request referred to as	Area bounded by Park and Hobart Streets
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	High Density Residential Sub-Zone C (ODP) or Arrows town Residential Historic Management Zone
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	Approximately 4.79 ha
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 (P) – probably low risk (T&T 2012) Potentially Contaminated Site (DGL) Sec 12 Blk XXXIX

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed





**25.1** The subject properties are zoned Medium Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

**25.2** The submitters request that the area between Park Street and Hobart Street retain the operative HDR Sub-Zone C zoning, or be replaced with provisions of the same effect as the Arrowsmith Residential Historic Management Zone. The main effect of this change would be reduced bulk and density with reduced building heights (7/8m HDR Sub-Zone C or 5m ARHMZ, compared with 8m MDR). The PDP enabled development capacity is 127 lots (based on 250m<sup>2</sup> per lot). The requested rezoning would yield 70 lots or a loss of approximately 56 lots (based on 450m<sup>2</sup> per lot for ODP HDR sub-Zone C).

**Infrastructure**

**25.3** Mr Glasner considers that the proposal will reduce the infrastructure requirements from what is anticipated under the PDP and therefore does not oppose the rezoning request, from an infrastructure perspective.

## **Traffic**

- 25.4** Ms Banks does not oppose the rezoning sought from a transport perspective, because the reduction in lots will not have a negative impact on the transport network.

## **Ecology**

- 25.5** Dr Davis does not oppose the rezoning from an ecological perspective because he considers that given the established residential nature of the sites, the indigenous ecological values will be limited.

## **Analysis**

- 25.6** I consider that replacing the notified MDRZ with a zone similar to the Arrowtown Residential Historic Management Zone is inappropriate, as that zoning has been designed specifically for the unique characteristics of a specific part of Arrowtown and is not readily applicable or relevant to Queenstown. In addition, I would not recommend applying a bespoke 'spot zone' based on either HDR Sub-Zone C or a zone similar to the ARHMZ. I consider that the loss of development capacity as a result of a downzone would result in an inefficient use of urban land in easy walking distance of the Queenstown Town Centre. The request is contrary to the objectives of Chapters 3 and 4 in regard to a compact urban form that maximises infrastructure and enables increased densities close in close proximity to town centres.

- 25.7** I acknowledge that the Park Street area has some special characteristics, including adjoining the Queenstown Gardens and containing some protected historic heritage features. However, I consider that the site could accommodate an appropriate level of increased density, as enabled by notified MDR zoning, while maintaining the character and amenity of the area, including the gardens. A downzoning over the site could result in economic dis-benefits which would not outweigh any likely benefits such as potential onsite amenity. Furthermore, I consider that Chapter 26

(Historic Heritage) provides appropriate protection for listed heritage values.

**25.8** I therefore consider that the notified zoning is the most appropriate for the site and would be consistent with relevant PDP objectives within the Strategic Direction and Urban Development Chapters and Chapter 8 by enabling a diversity of housing choice and contributing towards a compact urban form.

**25.9** The further submissions from Dato Tan Chin Nam (FS1260) and Greenwood Group Ltd (FS1315.3) oppose submission 506, noting that the area is located and suitable for a greater intensity of development than sought by the submitter, and that the special character of the area can be accommodated while maintaining a medium density zoning. I agree with the further submitters and therefore recommend that these further submissions should be accepted.

**25.10** Overall, I recommend the primary submitters' request should be rejected.

**26. JANICE KINEALY – 821**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	A downzoning over properties on Brisbane Street could result in inefficient use of urban land close to the Queenstown Town Centre.

<b>Property and submission information</b>	
Further Submitters	Peter Fleming and Others (FS1063) - support DJ & EJ Cassells, the Bulling Family, the Bennett Family, M Lynch (FS1265) - support Friends of the Wakatipu Gardens and Reserves Inc (FS1268) - support
Land area/request referred to as	Brisbane Street
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	High Density Residential Sub-Zone C (ODP)
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	1.9ha (approximated from submission)
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 – probably low risk

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



**Aerial Photograph of the site**



Subject site: Brisbane Street, approximated from submission

**PDP map**



Red line – UGB

Brown line – ONL

Light orange – MDR

Cream – Rural (Queenstown Gardens)

Blue line – approximate area of submission

**26.1** The subject properties are zoned Medium Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

- 26.2** The submitter requests that land along Brisbane Street be rezoned to the operative HDR Sub-Zone C zoning. The main effect of this change would be to apply the ODP provisions on a site-specific basis and reduce bulk and density and building heights (7/8m HDR Sub-Zone C compared with 8m MDR). A map of the exact area is not provided within the submission and therefore the PDP enabled capacity and rezoning yield cannot be estimated.

### **Infrastructure**

- 26.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because the proposal will reduce the infrastructure requirements from what is anticipated under the PDP.

### **Traffic**

- 26.4** Ms Banks considers that the request will not result in any transport effects.

### **Ecology**

- 26.5** Mr Davis notes that the sites contain a combination of exotic and native plantings and considers that given the established residential nature of the area, the indigenous ecological values will be limited. Mr Davis therefore does not oppose the potential rezoning of this area from an ecological perspective.

### **Analysis**

- 26.6** My interpretation of the submission is that the submitter would prefer a less intensive zoning or downzoning based on the ODP HDR Sub-Zone C, or possibly the PDP LDRZ provisions. I note that the MDRZ provisions are generally similar to ODP HDR Sub-Zone C (in regard to height, bulk and location), with some rationalisation of standards, and so I do not consider that a zone based on the ODP HDR Sub-Zone C would achieve a substantial downzoning.

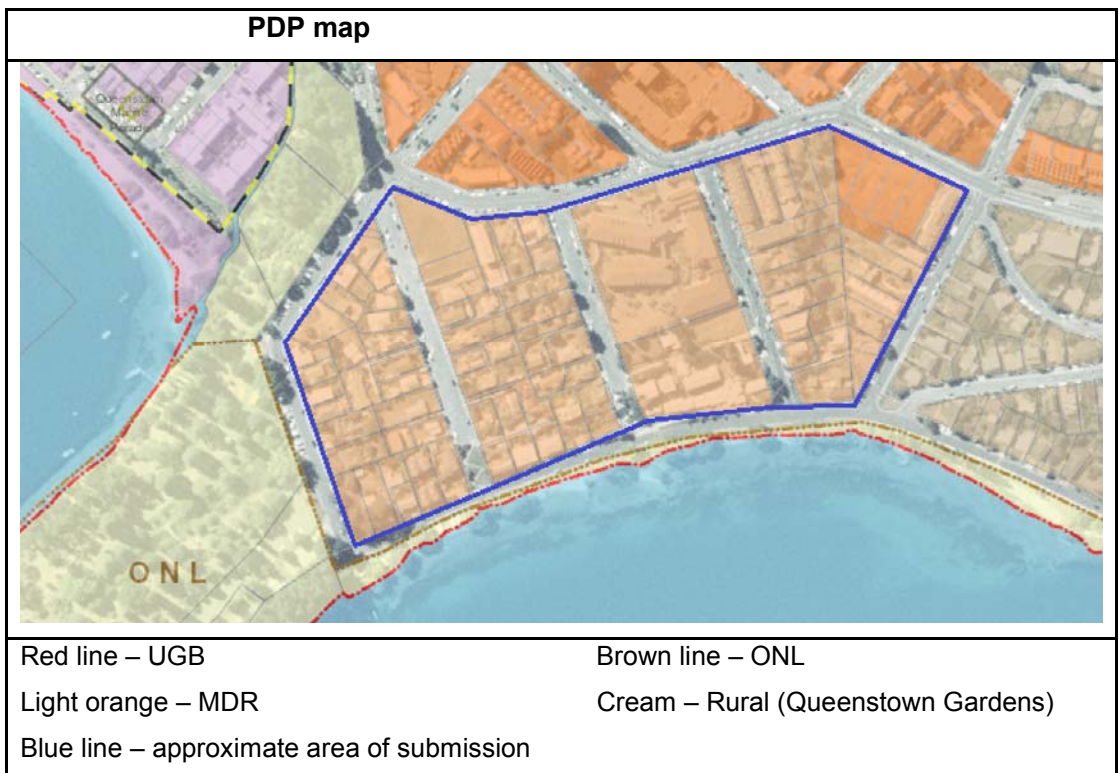
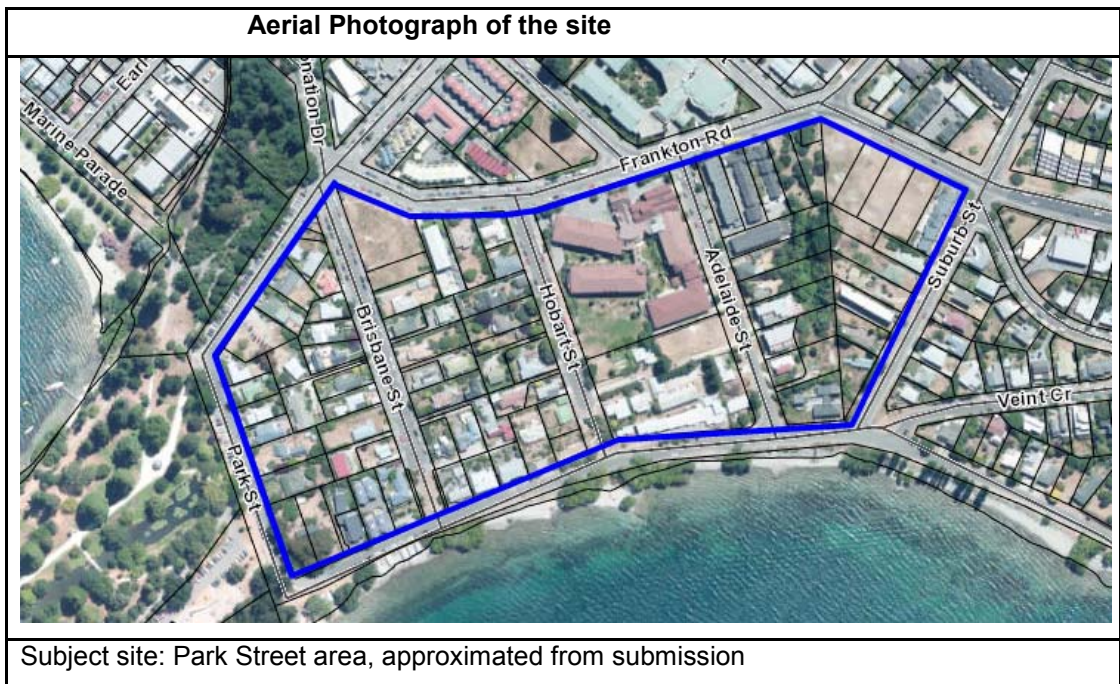
- 26.7** In addition, I would not recommend that a bespoke 'spot zone' based on ODP HDR Sub-Zone C provisions be applied to the site because the district plan should correspond to context, rather than individual preferences.
- 26.8** I consider that a downzoning (for example to PDP LDRZ) over the site could result in inefficient use of urban land within easy walking distance of the Queenstown Town Centre. The economic dis-benefits of the loss of development capacity would outweigh the likely benefits in terms of potential onsite amenity. I consider that the MDR zone would enable more effective and efficient land use than the LDR zone provisions in this location. Development on the MDRZ scale would be generally in keeping with the character of the surrounding area, including the Queenstown Gardens.
- 26.9** For all these reasons, I consider that the notified zoning is the most appropriate for the site and would be consistent with relevant PDP objectives within the Strategic Direction and Urban Development Chapters and Chapter 8 by enabling a diversity of housing choice and contributing towards a compact urban form.
- 26.10** The further submissions from Peter Fleming and Others (FS1063), DJ & EJ Cassells, the Bulling Family, the Bennett Family, M Lynch (FS1265), and Friends of the Wakatipu Gardens and Reserves Inc (FS1268) all support submission 821, citing the special characteristics of this historic block of Queenstown. I acknowledge that the Brisbane Street area contains some protected historic heritage features. However, I consider that the MDR zoning would result in an appropriate level of residential densities and amenities and that a downzoning is not warranted to protect special characteristics. Furthermore, I consider that Chapter 26 (Historic Heritage) provides appropriate protection for listed heritage values. I therefore recommend that these further submissions be rejected.
- 26.11** Overall, I recommend the submitter's opposition to the notified rezoning should be rejected.

**27. PETER FLEMING AND OTHERS – 599**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	A downzoning over the Park Street area could result in inefficient use of urban land for residential purposes close to the Queenstown Town Centre.

<b>Property and submission information</b>	
Further Submitters	FS1265.2 DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch - support FS1268.2 Friends of the Wakatipu Gardens and Reserves Inc - support
Land area/request referred to as	Park Street area
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	Oppose MDR; unspecified downzoning sought
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	10 ha, approximated from submission
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 (P) – probably low risk (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	No comment
Traffic	Opposed



**27.1** The subject properties are zoned Medium Density Residential (with a small area zoned High Density Residential) in the PDP, as shown on PDP Planning Maps 34 and 35.

**27.2** The submitter opposes the Medium Density Residential zoning over the Park Street area, but does not specify the exact area or

alternative zoning sought. The PDP enabled capacity and rezoning yield cannot be estimated.

### **Infrastructure**

- 27.3** The submitter seeks a downzoning and therefore does not affect infrastructure requirements as anticipated under the PDP.

### **Traffic**

- 27.4** Ms Banks has interpreted the submission as wanting to remove transport and car parking requirements within the site, and therefore opposes the request on that basis. I interpret the submission as being concerned about a lack of car parking as a result of increased density.

### **Ecology**

- 27.5** Mr Davis considers that given the established residential nature of the area, the indigenous ecological values will be limited, and therefore has no preference for either the notified Medium Density residential zone or a less intensive zone, from an ecological perspective.

### **Analysis**

- 27.6** My interpretation of the submission is that a less intensive zoning or downzoning is sought. I consider that a downzoning (to LDR, for example) over the Park Street area could result in inefficient use of urban land for residential purposes close to the Queenstown Town Centre and economic dis-benefits which would not be outweighed by any likely benefits such as potential onsite amenity.

- 27.7** I consider that the MDR zoning would result in an appropriate level of residential densities and amenities and that a downzoning is not warranted to protect any special characteristics or protected historic heritage features of the Park Street Area near the Queenstown Gardens. In addition, the notified zoning provides a rational

framework that corresponds to context, rather than individual preferences.

**27.8** Overall, I consider that the notified zoning is the most appropriate for the site and would be consistent with relevant PDP objectives within the Strategic Direction and Urban Development Chapters and Chapter 8 (Medium Density Residential) by enabling a diversity of housing choice and contributing towards a compact urban form.

**27.9** The further submissions from DJ & EJ Cassells, the Bulling Family, the Bennett Family, M Lynch (FS1265), and Friends of the Wakatipu Gardens and Reserves Inc (FS1268) all support submission 599. I therefore recommend that these further submissions should be rejected.

**27.10** Overall, I recommend the submitter's request should be rejected.

**28. GROUP 7 – GENERAL SUPPORT**

**28.1** The following submissions in Parts 28 to 31 have been received in general support of notified zonings along Frankton Road in central Queenstown:

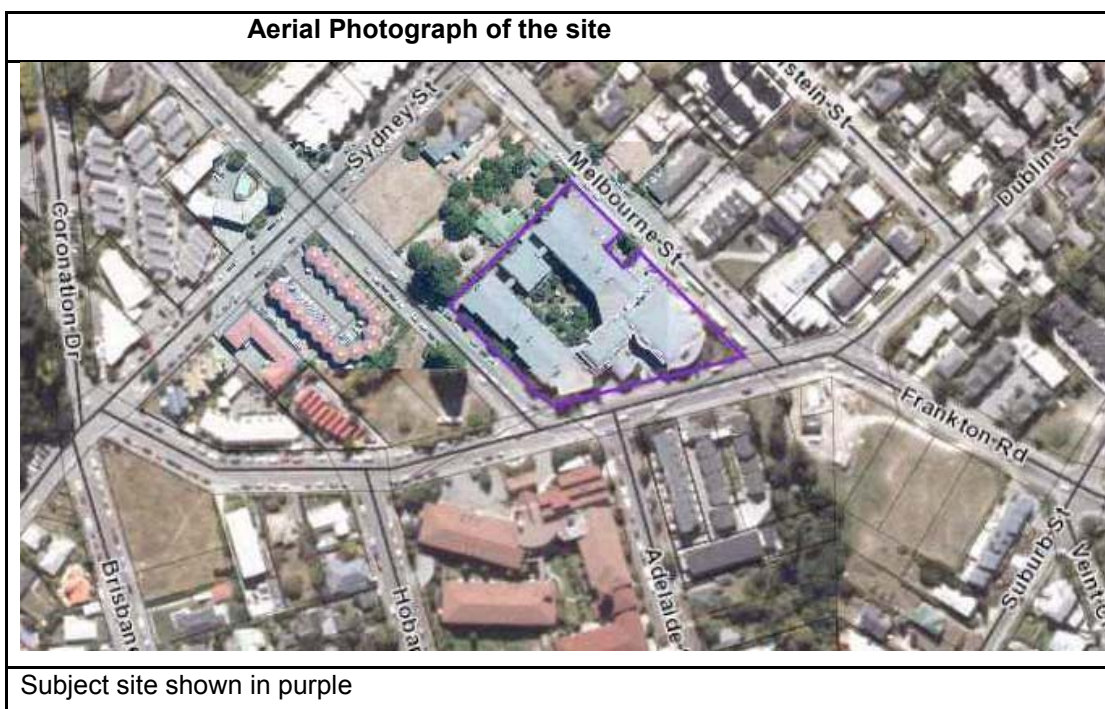
- (a) 182 Millennium & Copthorne Hotels New Zealand Limited;
- (b) 208 Pounamu Body Corporate Committee; and
- (c) 641 Aws Trustees No 31 Limited.

**29. MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED – 182**

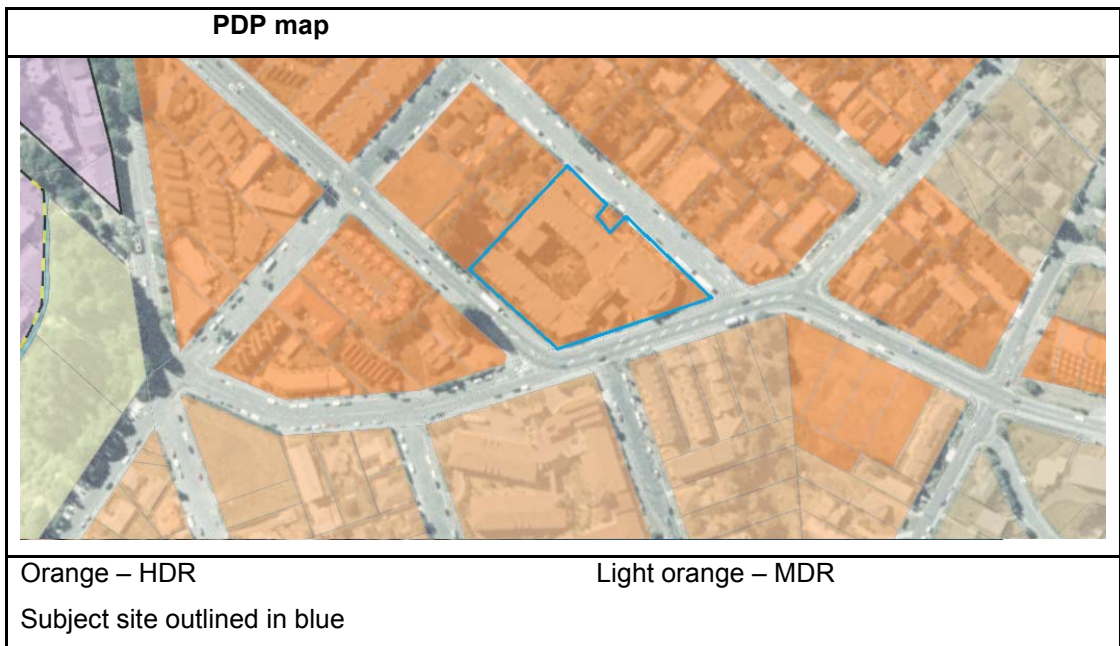
<b>Overall Recommendation</b>	
Recommendation	Accept in part (to HDR)
Summary	The land is appropriately zoned HDR to enable more intensive use of land within close proximity to the Queenstown Town Centre and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

<b>Property and submission information</b>	
Further Submitters	Peter Fleming and Others (FS1063) – oppose Three Beaches Limited (FS1244) – support
Land area/request referred to as	Millennium Hotel, 32 Frankton Road
PDP Zone and Mapping annotations	High Density Residential
Zone requested and mapping annotations	High Density Residential or a visitor accommodation zone
Supporting technical Information or reports	Planning evaluation
Legal Description	Lot 1 DP 24192
Area	7,453m <sup>2</sup>
QLDC Property ID	6391
QLDC Hazard Register	Liquefaction Risk: Probably Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed







**29.1** The subject site is zoned High Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

**29.2** The submitter is the owner of the Millennium Hotel on Frankton Road, and seeks to confirm the proposed High Density Residential zoning over the site, or a visitor accommodation zone that provides for hotels at the height of the current development and a definition of VA or hotels. The PDP enabled development capacity is 59 lots, based on 115m<sup>2</sup> per lot.

### **Infrastructure**

**29.3** In relation to the VA alternative, Mr Glasner considers that this area may be able to be serviced with minimal upgrades required and therefore does not oppose the rezoning from an infrastructure perspective.

### **Traffic**

**29.4** Ms Banks has no issues with the request from a transport perspective because a zoning that provides for hotels at the current height will not result in transport impacts.

## Ecology

- 29.5** Mr Davis considers that given the established development on the sites, the indigenous ecological values will be limited and therefore does not oppose the rezoning from an ecological perspective.

## Analysis

- 29.6** The submission states that the proposed HDR zoning generally reflects the development on the site. I agree with this observation and consider that zoning the submitter's site HDR will enable more intensive use of land within close proximity to the Queenstown Town Centre that is easily accessible by public transport, cycling and walkways, as well as delivering on the longer-term goal of developing a compact urban form that gives effect to the Strategic Direction Chapter. Overall, I consider that HDR zoning of this land will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

- 29.7** The submission also seeks, in the alternative, a visitor accommodation (**VA**) zone to provide for hotels at the height of the current development, along with a definition of VA or hotels. While I acknowledge that the site contains an established hotel complex, I would not recommend a small VA 'spot zone' over this site because the associated provisions for VA in Chapter 9 have been withdrawn and spot zones do not align with good resource management practice. In regard to height, this has been considered comprehensively during Stream 6, and the definition of VA has been addressed in Stream 10. I do not consider that a site-specific height or VA definition is appropriate. As such I do not recommend accepting an ad hoc VA zone, with specific height and VA definition, over this site. I therefore recommend this part of the request should be rejected.

- 29.8** Peter Fleming and Others in their further submission (FS1063) have opposed submission 182. Given my considerations above, I recommend that this further submission in regard to a VA sub zone

should be accepted, and in regard to the notified HDRZ should be rejected.

**29.9** Three Beaches Limited in their further submission (FS1244) supports submission 182 in regard to the imposition of a visitor accommodation sub-zone that specifically caters for large scale hotels, combined with greater building height as proposed under the PDP, and a definition of VA. Given my considerations above in regard to visitor accommodation and height, I recommend that this further submission should be rejected.

**29.10** Overall, I recommend the submission supporting the notified HDR zoning of their site should be accepted, and the alternative request for a visitor accommodation zone with site-specific height and definition of VA should be rejected.

**30. POUNAMU BODY CORPORATE COMMITTEE – 208**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The proposed LDR zoning over the land south of Frankton Road is appropriate and provides for housing supply that is primarily suburban in character.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Low Density Residential
Supporting technical Information or reports	Planning evaluation
Legal Description	Multiple legal descriptions due to number of properties
Area	Approximately 7ha
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction Risk: Probably Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	No comment
Traffic	No comment

### Aerial Photograph of the site



Subject site shown in blue

### PDP map



Light brown – LDR

Orange – HDR

Light orange – MDR

Subject site outlined in blue

- 30.1** The subject site is zoned Low Density Residential in the PDP, as shown on PDP Planning Maps 35 and 37.
  
- 30.2** The submitter comprises a committee of the owners of the 68 apartments at 110 Frankton Rd (Pounamu Apartments). The submitter supports the Low Density Residential Zoning over that portion of land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road.

## **Infrastructure**

- 30.3** The request does not seek a change to zoning and therefore does not affect infrastructure requirements as anticipated under the PDP.

## **Traffic**

- 30.4** As the request does not seek a rezoning therefore there are no transport impacts.

## **Ecology**

- 30.5** Mr Davis does not oppose the rezoning from an ecological perspective, provided areas of native plantings remain.

## **Analysis**

- 30.6** The submission seeks to retain the proposed LDR zoning over land south of Frankton Road, generally to support views to the lake and beyond from the Pounamu Apartments.

- 30.7** I note that the land is suburban in character and contains primarily standalone dwellings, with few vacant sites. I consider that the notified zoning is consistent with the relevant objectives and policies of Chapter 7, as the land is appropriately located to provide for low density residential living within the District's urban areas.

- 30.8** The rezoning would be consistent with the objectives within Chapters 3 and 4 by ensuring that UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.

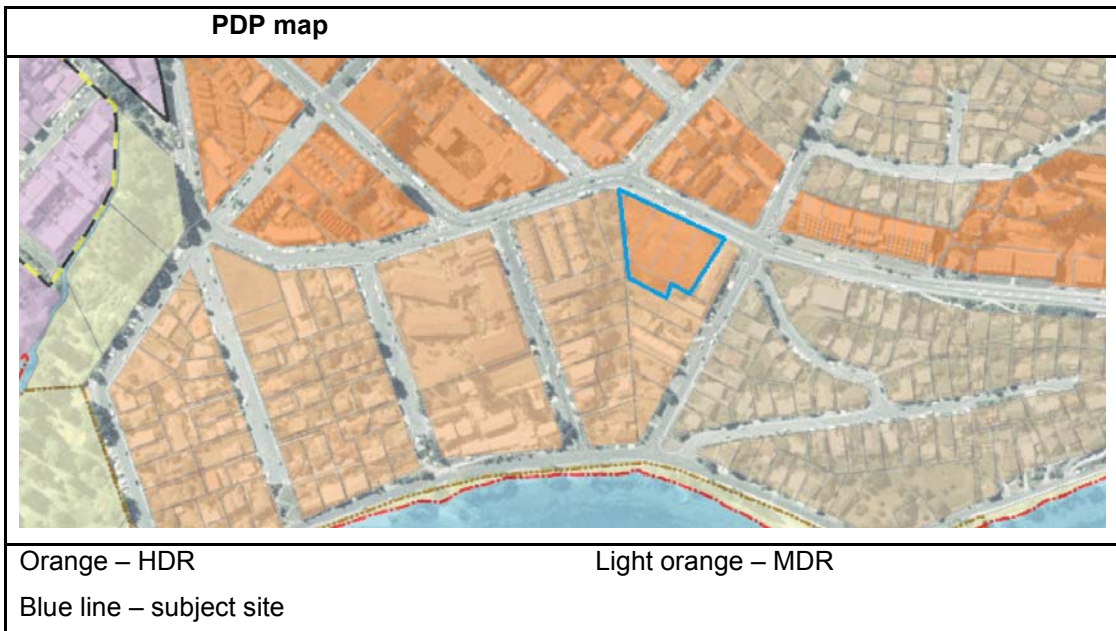
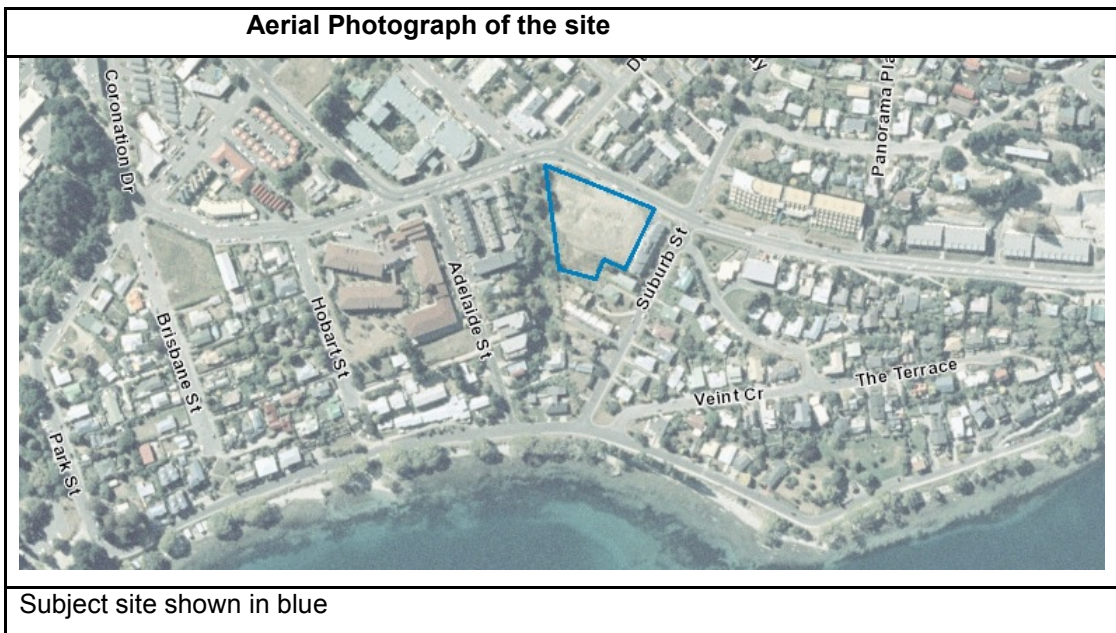
- 30.9** Overall, I recommend the submission supporting the notified zoning of the land below Frankton Road should be accepted.

**31. AWS TRUSTEES NO 31 LIMITED - 641**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The proposed HDR zoning over the submitter's land is appropriate and will enable more intensive use of land that is located in close proximity to the Queenstown Town Centre and will give effect to the objectives in the Strategic Direction and Urban Development chapters in regard to developing a compact urban form

<b>Property and submission information</b>	
Further Submitters	Dato Tan Chin Nam (FS1260) - support
Land area/request referred to as	53, 57, 61 and 65 Frankton Road
PDP Zone and Mapping annotations	High Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Lot 2 DP 15118 Secs 6-9 Blk XLI Queenstown
Area	4,655m <sup>2</sup>
QLDC Property ID	6253, 6254
QLDC Hazard Register	Liquefaction Risk: Probably Low (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



**31.1** The submitter is the owner of an undeveloped site on Frankton Road, and seeks to confirm the notified High Density Residential zoning over the site (on planning maps 34 and 35). The PDP enabled development capacity of the site is 40 lots, based on 115m<sup>2</sup> per lot.

**Infrastructure**

**31.2** Mr Glasner does not oppose the rezoning from an infrastructure perspective because the proposal does not affect infrastructure requirements from what is anticipated under the PDP.



## **Traffic**

- 31.3** Ms Banks considers that as no change is sought, there are no transport impacts and therefore does not oppose the rezoning from a transport perspective.

## **Ecology**

- 31.4** Mr Davis considers that given the lack of indigenous vegetation on the site, that the indigenous ecological values will be limited, and therefore does not oppose the potential rezoning from an ecological perspective.

## **Analysis**

- 31.5** The submission states that development on this site will fulfil the purpose of the HDRZ by allowing for intensive use of land that is located in close proximity to the Queenstown Town Centre, and also allows for easy access to public transport, roads and trails within the central Queenstown area. I agree with this observation and consider that the zoning is consistent with the relevant objectives and policies of Chapter 9 (High Density Residential) in consolidating growth in existing urban areas. The site is less than 1km from the town centre and is along a public transport route, which may encourage reduced use of private vehicles. The surrounding land is zoned either HDR or MDR and as such development on this site would be generally in keeping with the character of the area in regard to bulk, density and building heights. I also refer to my recommendation on submission 61 where I consider that the adjoining land within this block could also accommodate HDR development.
- 31.6** I consider that zoning the submitter's site HDR will deliver on the longer-term goal of developing a compact urban form that gives effect to the objectives relating to growth and intensification in the Strategic and Urban Development chapters.

**31.7** Dato Tan Chin Nam in their further submission (FS1260) supports submission 641. Given my considerations above, I recommend that this further submission should be accepted.

**31.8** Overall, I recommend the submission supporting the notified zoning of their site should be accepted.

**32. GROUP 8 – OTHER REZONINGS PARK STREET**

**32.1** The following submissions in Parts 32 to 35 have been received for rezoning of land in the Park Street area from MDR to HDR:

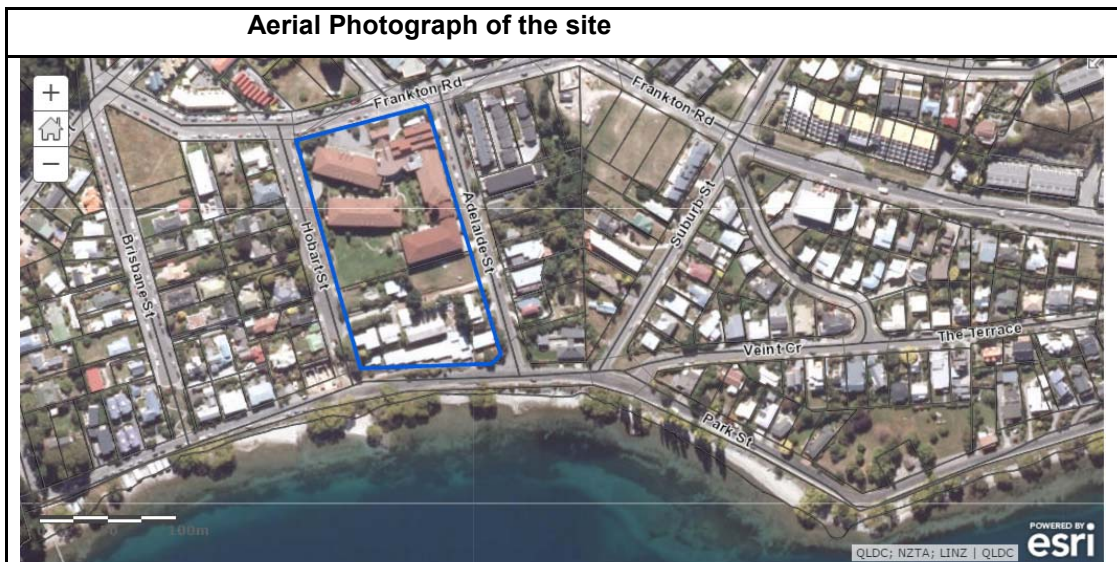
- (a) 679 Millennium & Copthorne Hotels New Zealand Limited;
- (b) 61 Dato Tan Chin Nam; and
- (c) 628 Neville Mahon,

**33. MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED – 679**

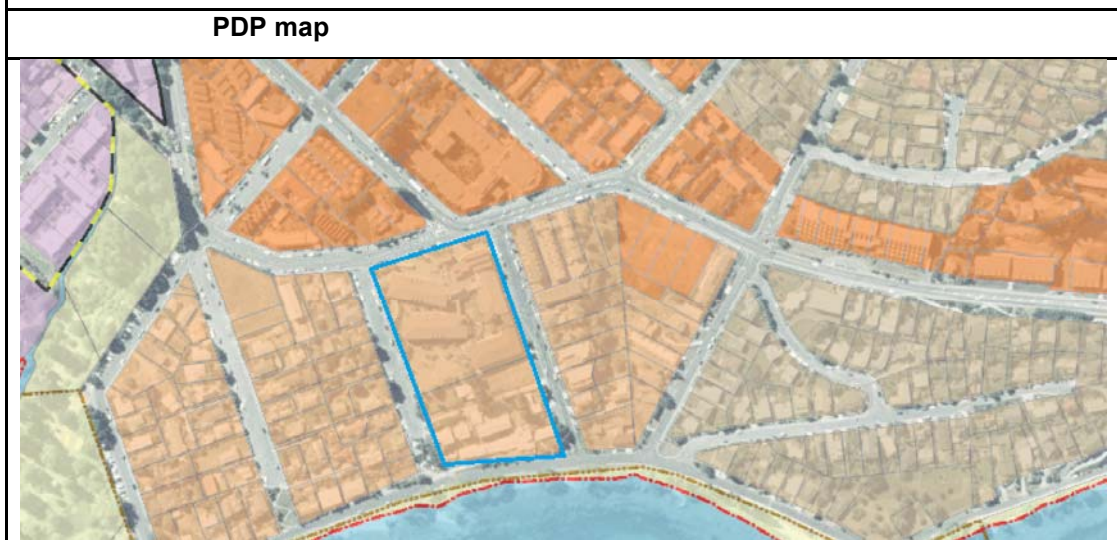
<b>Overall Recommendation</b>	
Recommendation	Accept in part
Summary	The proposed HDR zoning over the submitter's land is appropriate and will enable more intensive use of land that is located in close proximity to the Queenstown Town Centre and will give effect to the objectives in the Strategic Direction and Urban Development chapters in regard to developing a compact urban form.

<b>Property and submission information</b>	
Further Submitters	Peter Fleming and others (FS1063) - oppose Greenwood Group Ltd (FS1315) - support
Land area/request referred to as	Cophthorne Lakefront Hotel, 31 Frankton Rd
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	High Density Residential with a 12 metre height limit or some other zoning which provides for hotels at the height of the current development
Supporting technical Information or reports	Planning evaluation
Legal Description	Lots 1 and 2 DP 25442
Area	1.87 ha
QLDC Property ID	6235
QLDC Hazard Register	Liquefaction Risk: Probably Low (T&T 2012) Potentially contaminated site on part of the site see image below (light brown)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



Subject site shown in blue (approximated from the submission)



Orange – HDR

Light orange – MDR

Subject site outlined in blue

**33.1** The subject site is zoned Medium Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

**33.2** The submitter is the owner of the Copthorne Lakefront Hotel on Frankton Road, and seeks to rezone the land from Medium Density Residential to High Density Residential with a 12 metre height limit or some other zoning which provides for hotels. The main effects of this rezoning would be to enable additional height and density. The PDP enabled development capacity is 50 lots (based on 250m<sup>2</sup> per lot) and the estimated rezoning yield would be an additional 59 lots (111 in total based on 115m<sup>2</sup> per lot).

## **Infrastructure**

- 33.3** Mr Glasner does not oppose the rezoning to High Density Residential, from an infrastructure perspective, because this area may be able to be serviced with minimal upgrades required. All connections would be at the developer's cost, and the timeframe for when the site could be developed would depend on Long Term Plan projects.

## **Traffic**

- 33.4** Ms Banks observes that the site is situated on the edge of the town centre zoning, and is easily accessible to the amenities by well-connected footpaths. Ms Banks does not oppose the rezoning from a transport perspective, if parking requirements can be met, because the site is accessible to bus stops and active transport tracks to encourage walking and cycling and reduce private car use.

## **Ecology**

- 33.5** Mr Davis does not oppose the potential rezoning from an ecological perspective because he considers given the established natures of the site and lack of indigenous vegetation on the site, that the indigenous ecological values will be limited.

## **Analysis**

- 33.6** The upper part of the site contains the Copthorne Lakefront Hotel. The lower part of the site contains older style residential dwellings and former visitor accommodation units, which are all owned by the submitter.

- 33.7** The submission states that HDR zoning would better reflect the existing development on the site, and that MDR zoning would represent an inefficient use of a land resource. While I consider that MDR zoning does enable efficient use of land, the HDR provisions anticipate greater building height and intensification, and could be

suitable on this site from a purely geographic perspective, given the location close to the town centre.

- 33.8** The submitter's site is part of the wider Park Street area that has some protected historic heritage features near the Queenstown Gardens and is subject to requests for downzoning (refer submission 599). The site is, however, a discrete block owned by the submitter and without immediately adjoining residential neighbours, and does not overlook the gardens. As such I consider that this block could be rezoned HDR without requiring additional analysis in regard to effects on residential amenities. Rezoning to HDR would be generally in keeping with the character of this part of Queenstown (mixed MDR and HDR zoning) and would enable more intensive use of land that is within close proximity to the Queenstown Town Centre. The site is easily accessible by footpaths, public transport, and the Queenstown Trail along Park Street and through the gardens, all of which may encourage reduced private car movements.
- 33.9** Given all of the above, I consider that rezoning this block HDR would be consistent with the relevant objectives within Chapters 3 and 4 of the PDP in regard to ensuring that the Urban Growth Boundaries contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice, and by promoting a compact and integrated urban form.
- 33.10** In regard to the submitter's request for 12m building height, height within the HDR has been addressed in the HDR hearing (stream 06) and I support and rely on the recommendations of the reporting officer, Ms Kim Banks in regard to the most appropriate height provisions for flat and sloping sites within the HDRZ. I do not support applying a bespoke height limit rule just for this area, and therefore recommend that this part of the submission should be rejected.
- 33.11** The submission also seeks, in the alternative, a visitor accommodation zone to provide for hotels at the height of the current development. While I acknowledge that the site contains an established hotel complex on the upper part of the site on Frankton Road, I do recommend a bespoke 'spot zone' for visitor

accommodation and I consider that the site is ideally located for an increased density of housing. I would not recommend that visitor accommodation be prioritised over residential development. As such I recommend this part of the request should be rejected.

- 33.12** Peter Fleming and Others in their further submission (FS1063) have opposed submission 679. Given my considerations above, I recommend rejection of this further submission.
- 33.13** Greenwood Group Limited in its further submission (FS1315) supports submission 679. The submitter considers that the MDR zoning does not reflect the site circumstances with respect to frontage onto three roads, proximity to CBD and site size. The submitter considers that its site at 9 Frankton Road is similar to the Copthorne site and should be included within any revised rezoning. The further submitter's site on the corner of Frankton Road and Brisbane Street is currently undeveloped.
- 33.14** Given my considerations above, I recommend acceptance of Greenwood Group Limited's further submission in regard to the submission 679 site. The Greenwood Group Limited site is located within the next block near the gardens and does not adjoin the Copthorne site. The further submitter's site adjoins established residential housing. While a proposed rezoning to HDR over the further submitter's site may have merit in regard to location near the town centre, I could not recommend a rezoning that would enable substantial additional building height and intensification without analysis of what effects HDR zoning might have on existing residential amenities and the gardens. I therefore recommend that this part of the further submission should be rejected.
- 33.15** Overall, I recommend the submitter's request for rezoning of their site should be accepted. I have undertaken a s32AA assessment, attached as Appendix 1.

**34. DATO TAN CHIN NAM – 61**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The proposed HDR zoning over the submitter's land is appropriate and will enable more intensive use of land that is located in close proximity to the Queenstown Town Centre and will give effect to the objectives in the Strategic Direction and Urban Development chapters of the PDP in regard to developing a compact urban form.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Area bounded by Frankton Road, Adelaide and Suburb Streets
PDP Zone and Mapping annotations	Part Medium Density Residential, part High Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	2.46 ha
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 (P) – probably low risk (T&T 2012) Potentially Contaminated Site – Leary's Gully Landfill – QLDC reserve

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



**Aerial Photograph of the site**



**PDP map**



Orange – HDR

Light orange – MDR

Blue line – subject site

**34.1** The subject properties are zoned partly Medium Density Residential and partly High Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

**34.2** The submitter requests that all of the land bound by Frankton Road (SH6), Suburb and Adelaide Streets and Queenstown Trail along Park Street be rezoned High Density Residential. The main effects of this rezoning (if implemented) would include greater building heights (increased from 8m to 12m) and increased housing

densities. The PDP enabled development capacity is 55 lots. The requested rezoning would yield 64 additional lots (119 total, based on 115m<sup>2</sup> per lot).

### **Infrastructure**

- 34.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because the land may be able to be serviced with minimal upgrades required. The timeframe of development would depend on Long Term Plan projects. All connections would be at the developer's cost.

### **Traffic**

- 34.4** Ms Banks observes that the site is situated on the edge of the town centre zoning, and is easily accessible to the amenities by well-connected footpaths.

- 34.5** If parking requirements can be met, Ms Banks sees minimal impacts to transport, as the site is accessible to local bus stops and active transport tracks to encourage walking and cycling and reduce private car use, and therefore does not oppose the rezoning from a transport perspective.

### **Ecology**

- 34.6** Mr Davis considers that given the established nature of the site, the indigenous ecological values will be limited and therefore does not oppose the potential rezoning from an ecological perspective.

### **Analysis**

- 34.7** The land contains a vacant site on Frankton Road zoned HDR (submission 641), with the remainder zoned MDR, including the Garden Court Motel, Alexis Motor Lodge, and residential housing of various ages of construction and typologies on the lower part of the block near Park Street. The site includes a potentially contaminated site, Leary's Gully Landfill, which is utilised as a Council reserve.

- 34.8** I consider that some of the land is underutilised for this location, as it contains some larger lots with single dwellings less than 1km from the town centre. Unlike the Brisbane Street area near the Queenstown Gardens, which contains some protected historic heritage features, I consider that this site could benefit from upzoning to reflect existing uses as well as enable more efficient use of land for greater housing supply.
- 34.9** The site has sloping topography that will assist in minimising impacts to lake views. It is likely that the building height for sloping sites (7m) would apply to the site, rather than 12m enabled for flat sites within the HDRZ, reducing potential adverse effects on residential amenities and maintaining lake views.
- 34.10** Rezoning the site HDR would enable more intensive use of land that is within close proximity to the Queenstown Town Centre. I support Ms Banks' evidence that the site is easily accessible by footpaths, public transport, and the Queenstown Trail along Park Street and through the gardens, which may encourage reduced private car movements.
- 34.11** Given all of the above, I consider that the proposed rezoning would be consistent with Chapter 9 (High Density Residential) in consolidating growth in existing urban areas and providing for high density development that will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.
- 34.12** I consider that rezoning the block HDR would be consistent with the relevant objectives and policies within Chapters 3 and 4 in regard to ensuring that the Urban Growth Boundaries contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice, and by promoting a compact and integrated urban form.<sup>27</sup>

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<sup>27</sup> Objective 4.2.3

**34.13** Overall, I recommend the submitter's request to rezone the site should be accepted. I have undertaken a s32AA assessment, attached as Appendix 1.

**35. NEVILLE MAHON – 628**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The additional building height and density sought would result in adverse effects in regard to character, residential amenities and dominance.

<b>Property and submission information</b>	
Further Submitters	Dato Tan Chin Nam (FS1260) - support DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch (FS1265) - oppose Friends of the Wakatipu Gardens and Reserves Inc (FS1268) - oppose
Land area/request referred to as	12, 18, 20 and 24 Park Street, 9 Brisbane Street and neighbouring properties
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	High Density Residential
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	7431m <sup>2</sup>
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 (P) – probably low risk (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

### Aerial Photograph of the site



Aerial photograph showing area identified by submission

### PDP map



Light orange – MDR

Cream – Rural

Brown line – ONL

Red line – UGB

Subject site outlined in blue

**35.1** The subject properties are zoned Medium Density Residential in the PDP, as shown on PDP Planning Maps 34 and 35.

**35.2** The submitter requests that land on Brisbane Street be rezoning High Density Residential. The main effects of this rezoning (if implemented) would include greater building height (8 to 12m, compared with 8m MDR) and density, and could yield an additional

24 lots (44 in total based on 115m<sup>2</sup> per lot). The PDP enabled development capacity is 29 lots, based on 250m<sup>2</sup> per lot.

### **Infrastructure**

**35.3** Mr Glasner considers that the site may be able to be serviced with minimal upgrades and therefore does not oppose the rezoning from an infrastructure perspective.

### **Traffic**

**35.4** Ms Banks considers that the requested rezoning will have minimal impacts to the transport network and therefore does not oppose the rezoning sought from a transport perspective. Ms Banks consider the site is accessible to local bus stops and active transport tracks that encourage walking and cycling with proximity to the town centre reducing private car use.

### **Ecology**

**35.5** Mr Davis does not oppose the potential rezoning from an ecological perspective because he considers that given the established residential nature of the site, the indigenous ecological values will be limited.

### **Analysis**

**35.6** The submitter is requesting an upzoning of part of the same land where submitters 503, 506 and 599 are requesting a downzoning. While I have noted earlier in my evidence that I consider that a downzoning of this site would result in inefficient use of urban land, I could recommend an upzoning solely in regard to location because this land is close to the Queenstown Town Centre. The site is well connected to the town centre by footpaths and walking and cycling trails through the gardens, which may encourage less use of private vehicles.

**35.7** In this situation, however, the site overlooks the Queenstown Gardens and ONL, and adjoins established residential housing and some protected historic heritage features. From my observations, at least some of the northern part of the site along Park Street would be considered 'flat' and benefit from the 12m building height enabled by HDRZ provisions. I therefore could not recommend a rezoning that would enable substantial additional building height and intensification without analysis of effects on existing amenities and values. I consider that HDR development would be out of character in this location and may result in adverse amenity effects on the adjoining MDRZ and Queenstown Gardens.

**35.8** Overall, I consider that the site is appropriately zoned as notified. MDR zoning will enable an appropriate level of increased densities in a location that is accessible to the town centre, and will achieve the objectives relating to growth and intensification in the Strategic Direction and Urban Development chapters.

**35.9** The further submissions from DJ & EJ Cassells, the Bulling Family, the Bennett Family, M Lynch (FS1265), and Friends of the Wakatipu Gardens and Reserves Inc (FS1268) oppose submission 628. I therefore recommend that these further submissions should be accepted.

**35.10** The further submission from Dato Tan Chin Nam (FS1260) supports submission 628. Given my reasons above, I recommend that this further submission should be rejected.

**35.11** Overall, I recommend the submitter's request should be rejected.

**36. GROUP 9 – FERNHILL / SUNSHINE BAY**

**36.1** The following submissions in Parts 36 to 40 have been received for rezoning within Fernhill / Sunshine Bay:

- (a) 391 Sean & Jane McLeod;
- (b) 479 Mr Trevor William Oliver;
- (c) 699 Reddy Group Limited; and

- (d) 97 Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited.

**37. SEAN & JANE MCLEOD – 391**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	MDR development would be out of character for these large suburban areas and the additional development capacity sought could not be accommodated by existing infrastructure network capacity.

<b>Property and submission information</b>	
Further Submitters	Proprietary Limited and others (FS1271) - support Mount Crystal Limited (FS1331) - support Queenstown Airport Corporation (FS1340) - oppose
Land area/request referred to as	Most of Fernhill / Sunshine Bay, Queenstown Hill and above Frankton Road
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Medium Density Residential
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	Undetermined from submission
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Undetermined from submission

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Oppose
Traffic	Not opposed

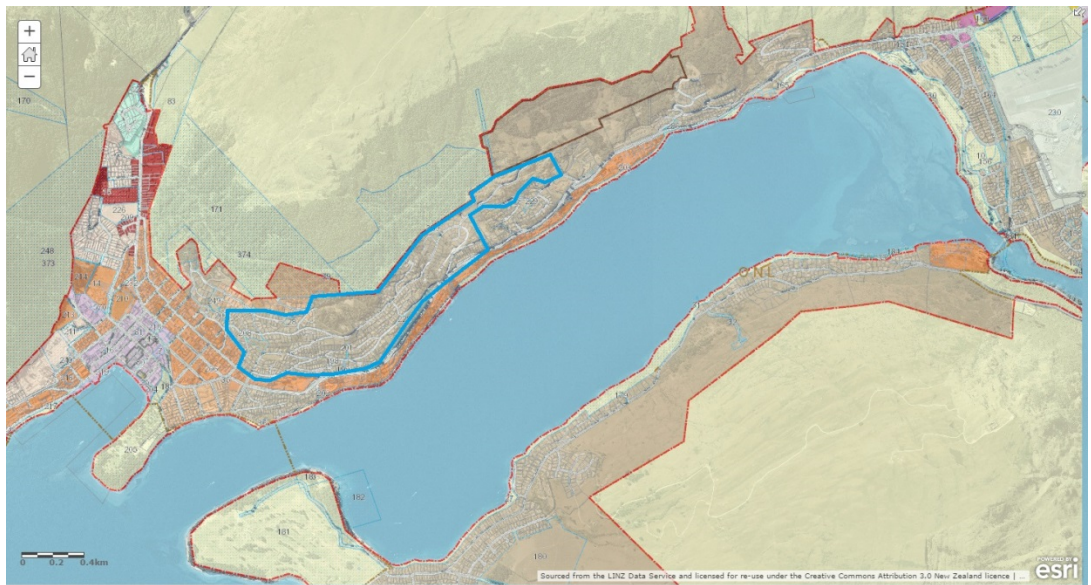


**Aerial Photograph of the site**



Aerial photograph with blue areas approximated from submission

## PDP maps



Blue areas approximated from submission

- 37.1** The subject land is zoned Low Density Residential in the PDP, as shown on PDP Planning Maps 32, 34, 35, and 37.
- 37.2** The submitter seeks that the Medium Density Zone is extended to include most of Fernhill and Sunshine Bay on the lower slopes within 400-500m of Fernhill Road, and that it is also extended all the way along Frankton Road from the existing HDR areas to include Panorama Terrace, Larchwood Heights, Andrews Park, Goldfields, Battery Hill Marina Heights and everything in between.

- 37.3** The PDP enabled capacity of these areas is 2,714 lots, based on 450m<sup>2</sup> per lot. The rezoning request would yield an additional 2,171 lots, giving a total of 4,885 lots (based on 250m<sup>2</sup> per lot).

### **Infrastructure**

- 37.4** Mr Glasner opposes the rezoning to Medium Density Residential, from an infrastructure perspective, because unplanned water main upgrades may be required to service these area, which is not an efficient solution. Mr Glasner considers that the request would be reassessed if a detailed infrastructure assessment was provided that supports the rezoning and demonstrates an upgrade of existing infrastructure is not required.

### **Traffic**

- 37.5** Ms Banks does not oppose the rezoning sought because the areas identified in the submission can be accommodated by existing transport infrastructure. Ms Banks considers the areas to be close to the town centre with footpath provisions, and the sites selected are not too steep to discourage walkers and cyclists.

### **Ecology**

- 37.6** Mr Davis considers that given the established nature of the two areas, indigenous ecological values will be limited and therefore does not oppose the potential rezoning from an ecological perspective.

### **Analysis**

- 37.7** The submitter's description of the land is not accompanied by a map showing the exact areas. I have approximated the site based on the description provided in the submission.
- 37.8** I consider that the land in Fernhill / Sunshine Bay and along Queenstown Hill and above Frankton Road is well suited for low density residential development, being on the periphery of the

Queenstown Town Centre. I do not consider that all of the land is generally close enough to the town centre, local shopping amenities or bus routes, to be considered suitable for higher densities. No analysis has been provided in regard to effects of the additional development capacity that would be enabled by MDR zoning on this large scale basis on existing and surrounding residential amenities, as well as infrastructure and road networks. In the absence of supporting information or evidence I consider that MDR development may result in adverse amenity effects on these areas, which I observe are generally suburban or low density in character.

- 37.9** I support and rely on Mr Glasner's evidence that the MDR rezoning request cannot be accommodated by existing infrastructure capacity and would require unplanned water main upgrades. I therefore consider that the request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.
- 37.10** Overall, I consider that the notified LDRZ is most appropriate for this site and would be consistent with the objectives of the Strategic Direction and Urban Development chapters and Chapter 7 (Low Density Residential) of the PDP in regard to providing land for traditional suburban densities and housing forms that efficiently utilise existing infrastructure and minimise impacts on infrastructure networks.
- 37.11** Queenstown Airport Corporation (QAC) in its further submission (FS1340) has opposed submission 391 as they are concerned that it will result in the intensification of Activities Sensitive to Aircraft Noise (**ASAN**) within close proximity to Queenstown Airport. I note that the land is located outside of both the Air Noise Boundary (**ANB**) and Outer Control Boundary (**OCB**) of Queenstown Airport; consequently, I do not recommend acceptance of this further submission.

**37.12** Mount Crystal Limited in its further submission (FS1331) supports submission 391 in regard to their land. Given my considerations above, I do not recommend acceptance of this further submission.

**37.13** Hurtell Proprietary Limited and Others in their further submission (FS1271) supports submission 391. For the reasons given above, I recommend this further submission should be rejected.

**37.14** Overall, I recommend the rezoning request should be rejected.

**38. MR TREVOR WILLIAM OLIVER – 479**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The land is appropriately zoned MDR to enable more intensive use of land near a local shopping centre and public transport route. Downzoning to LDR could result in inefficient use of urban land.

<b>Property and submission information</b>	
Further Submitters	Hurtell Proprietary Limited and Others (FS1271) - oppose
Land area/request referred to as	Land between Wynyard Crescent and Fernhill Road
PDP Zone and Mapping annotations	Medium Density Residential
Zone requested and mapping annotations	Low Density Residential
Supporting technical Information or reports	Planning evaluation
Legal Description	Multiple legal descriptions due to number of properties
Area	Approximately 2.4 ha
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk



- 38.2** The submitter seeks to rezone the land between Fernhill Road and Wynyard Crescent Low Density Residential. The PDP enabled development capacity for this site is 29 lots (based on 250m<sup>2</sup> per lot). The rezoning request would yield 16 lots, resulting in a potential loss of 13 lots (based on 450m<sup>2</sup> per lot).

### **Infrastructure**

- 38.3** Mr Glasner does not oppose the rezoning to Low Density Residential, from an infrastructure perspective, because the proposal will reduce the infrastructure requirements from what is anticipated under the PDP.

### **Traffic**

- 38.4** Ms Banks considers that from a transport perspective, MDR is appropriate in this location with the Local Shopping Centre located on the corner of Fernhill Road and Richards Park Lane and the existing transport infrastructure supports the MDR. Ms Banks does not oppose the rezoning request as the traffic effects would be minimal and may reduce the number of vehicles generated.

### **Ecology**

- 38.5** Mr Davis does not oppose the potential rezoning from an ecological perspective because he considers given the established residential nature of the site, the indigenous ecological values will be limited.

### **Analysis**

- 38.6** The submitter is concerned about loss of amenity values as a result of possible development of this site under the proposed MDR provisions.
- 38.7** I consider that the site is well suited for development at greater densities, as it is close to the Fernhill local shopping centre and along a regular bus route, as well as being close to walking and cycling

trails to the town centre. The existing transport infrastructure can accommodate MDR. In addition, the land in Fernhill has sloping topography that will assist in minimising impacts to lake views. Overall, I consider that the notified zoning will be the most appropriate for the site in order to give effect to the objectives of the Strategic Direction and Urban Development chapters in regard to contributing towards a compact urban form that utilises land and infrastructure in an efficient and sustainable manner.<sup>28</sup> I consider that a downzoning to LDR could result in inefficient use of urban land.

**38.8** Hurtell Proprietary Limited and Others in their further submission (FS1271) opposes submission 479. Given my considerations above, I recommend this further submission should be accepted.

**38.9** Overall, I recommend the submitter's opposition to the notified zoning should be rejected.

**39. REDDY GROUP LIMITED – 699**

<b>Overall Recommendation</b>	
Recommendation	Accept MDRZ Reject Visitor Accommodation Sub-Zone
Summary	Rezoning the properties MDR is logical and would enable efficient land development close to a local shopping centre and public transport route.

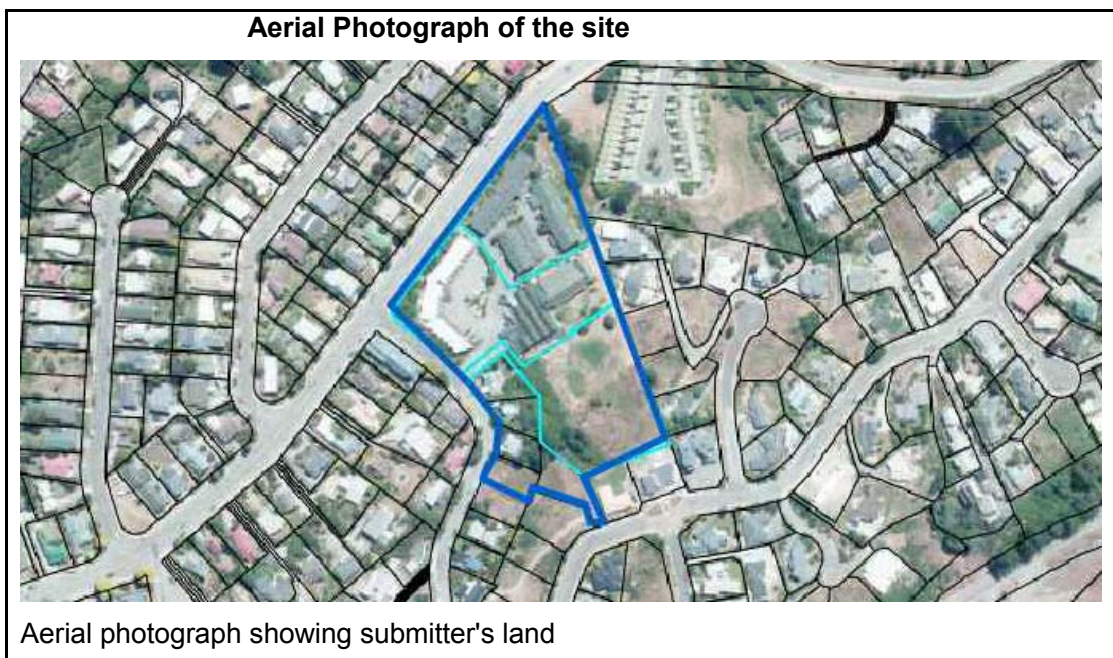
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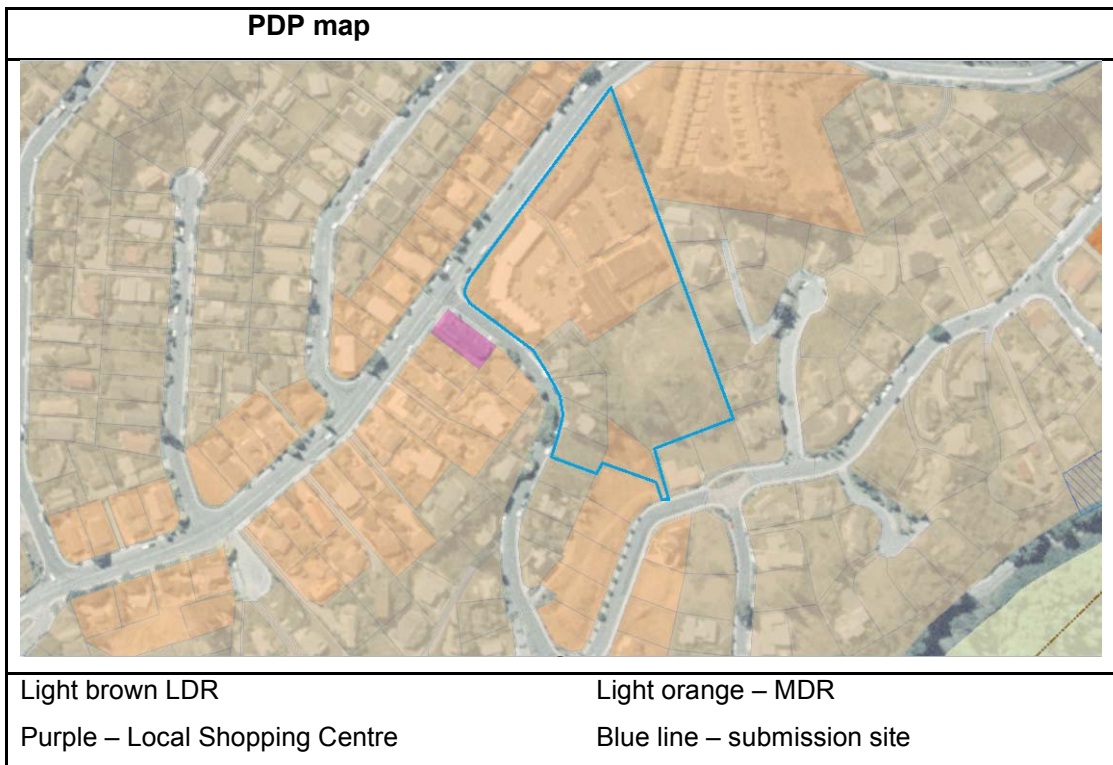
<sup>28</sup> Policy 4.2.3.1



<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	139 Fernhill Road (Tanoa Aspen Hotel), 10,12, 14, 16 Richards Park Lane, 20 Aspen Grove.
PDP Zone and Mapping annotations	Part Low Density Residential and part Medium Density Residential
Zone requested and mapping annotations	Medium Density Residential Visitor Accommodation Sub-Zone
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 25638, Lot 1 DP 24778, Part Lot 2 DP 24778 Lots 18, 19, 20 & 21 DP 12316, Lot 71 DP 25084
Area	9,764m <sup>2</sup>
QLDC Property ID	8153, 8154, 8155, 8156, 8157, 17005
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed





- 39.1** The subject site is primarily zoned Medium Density Residential with approximately 9,764m<sup>2</sup> zoned LDR, in the PDP, as shown on PDP Planning Map 34.
- 39.2** The submitter seeks that land zoned LDR is rezoned MDR and the whole subject site is included within the Visitor Accommodation Sub-Zone. The PDP enabled development capacity is four lots (based on 450m<sup>2</sup> per lot) and the estimated rezoning yield is an additional three lots (based on 250m<sup>2</sup> per lot).

**Infrastructure**

- 39.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because it would result in a minor increase in load and demand and can efficiently be incorporated into upgrades required to service the PDP zoning adjacent to this area. All connections would be at the developer's cost, and if the area is rezoned, the timeframe for development would depend on related Long Term Plan projects.

## **Traffic**

Ms Banks does not oppose the rezoning sought based on the potential improvements to the area that may encourage alternatives to private car use (including installation of bike racks on buses) and that the current transport infrastructure supports the rezoning request.

## **Ecology**

- 39.4** Mr Davis notes that the area contains a combination of exotic and native plantings and considers that the indigenous ecological values will be limited. Mr Davis therefore does not oppose the rezoning from an ecological perspective.

## **Analysis**

- 39.5** I consider that extending the Medium Density Residential zone to encompass all of the land subject to the submission is logical and will enable efficient use of the land. The proposed rezoning would provide a contiguous zone by joining two MDR zones currently separated by LDR. Rezoning the land MDRZ would be more consistent in terms of built form and density, and would be compatible with the adjoining LDRZ in regard to amenities.
- 39.6** The rezoning request would meet the relevant objectives and policies of Chapters 4 (Urban Development) and 8 of the PDP by enabling increased housing density in a location that is supported by appropriate utility and transport infrastructure.
- 39.7** I therefore consider that the rezoning would meet the relevant objectives and policies of Chapter 8 of the PDP (Medium Density Residential) as the area is supported by the Fernhill local shopping zone and is close to public transport, cycling and walking routes to the town centre.
- 39.8** The primary role of the MDRZ is to provide housing supply at increased densities. I consider that the submitter's site is well located

for residential purposes, being approximately 2.5km from the Queenstown Town Centre. I acknowledge that the site contains an established visitor accommodation complex (Tanoa Aspen Hotel) on Fernhill road; however, I consider that providing prioritising visitor accommodation over residential development in this location would not be generally consistent with the strategic direction provided in Chapter 3 to ensure that the Urban Growth Boundaries contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice. In addition, I do not support a bespoke 'spot zone' for visitor accommodation. Overall, I recommend that the submitter's request for a visitor accommodation sub-zone should be refused.

**39.9** Overall, I recommend the request for MDR rezoning should be accepted, and the request for Visitor Accommodation Sub-Zone should be refused. I have undertaken a s32AA assessment, attached as **Appendix 1**.

**40. HURTELL PROPRIETARY LIMITED, LANDEENA HOLDINGS LIMITED, SHELLMINT PROPRIETARY LIMITED – 97**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	A 'spot zone' of HDRZ or MDRZ would be inappropriate and may result in adverse effects on the character and amenity of the surrounding LDRZ. The requested rezoning cannot be accommodated by existing infrastructure networks.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	102 – 108 Wynyard Crescent, Fernhill
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Medium or High Density Residential
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 21182
Area	1.5237 ha
QLDC Property ID	8308
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Not opposed

**Aerial Photograph of the site**

Subject site shown in blue approximated from the submission

**PDP map**



proximity to the town centre to reduce private car movements. Ms Banks does not oppose the rezoning from a transport perspective.

### **Ecology**

- 40.5** Mr Davis does not oppose the rezoning from an ecological perspective because he notes that the site is infested with woody weed species and considers that due to the lack of indigenous vegetation on the site, the indigenous ecological values will be limited.

### **Analysis**

- 40.6** I consider that a 'spot zone' of either MDR or HDR surrounded by LDR in this location would be inappropriate in regard to character and effects on amenities
- 40.7** I understand that the site is steeply sloping, and I do not have any evidence to show whether or not there are any parts of the site that might qualify as 'flat' in regard to potential building heights up to 12m and resulting effects on amenities. The site is surrounded by LDR and the submitter has not provided any analysis of the effects of (potentially) substantial additional height and increased bulk and density on neighbouring residential amenity that would be enabled by HDR zoning. I consider that HDR zoning over the site would result in adverse effects in regard to the character and amenity of this part of Fernhill, and would not be consistent with the relevant objectives and policies of Chapter 9 in regard to providing high density housing close to town centres.
- 40.8** I support and rely on Ms Banks' evidence that the site is accessible to bus stops. The site is approximately 3.2km along the road network from the town centre, and although there are walking and cycling connections, I consider that the steep uphill return journey may not encourage a reduction in private vehicle movements.
- 40.9** For the reasons outlined, I consider that rezoning the site to HDR would be inappropriate.

**40.10** From a solely locational perspective, I consider that there could be merit in rezoning the land MDR if adjoining land could also be rezoned MDR to join the notified Fernhill MDR zone along Fernhill Road, as requested by submitter Sean and Jane McLeod (391). As noted, the site is reasonably accessible to a local shopping zone and public transport route along Fernhill Road. The MDRZ provisions would generally result in lesser effects on the character and amenity of the surrounding LRDZ, compared with HDRZ.

**40.11** I support and rely on Mr Glasner's evidence that the rezoning could not be accommodated by existing firefighting infrastructure. In light of this, I consider that the notified LDRZ is most appropriate for this site. The rezoning request is not consistent with the relevant objectives and policies within Chapters 3 and 4 of the PDP in regard to urban development being coordinated with infrastructure and services, and designed and located in a manner consistent with the capacity of existing networks.<sup>29</sup>

**40.12** For the reasons given above, I recommend the rezoning request should be rejected.

**41. GROUP 10 – GORGE ROAD**

**41.1** The following submissions in Parts 41 to 44 have been received for rezoning within Gorge Road:

- (a) 86 Jeff Aldridge;
- (b) 70 Westwood Group;
- (c) 102 PR Queenstown Ltd;
- (d) 103 Neki Patel;
- (e) 104 Hamish Munro;
- (f) 107 Barry Sarginson; and
- (g) 108 Clyde Macintrye.

**42. JEFF ALDRIDGE – 86**

<b>Overall Recommendation</b>
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29 Policy 4.2.1.2



Recommendation	Reject
Summary	The notified zoning of HDR along Gorge Road is consistent with Chapters 3 and 4 of the PDP as it provides suitably zoned land within the UGB to provide for future growth and a diversity of housing choice.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Gorge Road
PDP Zone and Mapping annotations	HDR and BMUZ
Zone requested and mapping annotations	Worker accommodation area
Supporting technical Information or reports	None
Legal Description	Multiple legal descriptions due to number of properties
Area	Unspecified
QLDC Property ID	Multiple IDs due to number of properties
QLDC Hazard Register	Unknown from submission

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

**42.1** The subject site is zoned High Density Residential and Business Mixed Use in the PDP, as shown on PDP Planning Maps 32 and 35.

**42.2** The submitter requests that the Gorge Road area should be looked at as a worker accommodation area. The submission does not include a specific site or area, although it does refer to 'high density zone'. The request would not result in a change to the PDP enabled development capacity.

### **Infrastructure**

**42.3** Mr Glasner does not oppose worker accommodation in the High Density Residential Zone, from an infrastructure perspective, because

the proposal will not change infrastructure requirements from what is anticipated under the PDP.

### **Traffic**

- 42.4** Ms Banks considers that there are public transport services along Gorge Road and that cycling and walking safety is being improved. Ms Banks does not oppose the change in use from a transport perspective.

### **Ecology**

- 42.5** Mr Davis considers that the established nature of the area means that the indigenous ecological values will be limited, and therefore does not oppose the potential rezoning of this area from an ecological perspective.

### **Analysis**

- 42.6** There is no worker accommodation zone or overlay within the PDP in which to undertake a direct evaluation of alternatives, and no provisions have been provided with the submission.
- 42.7** The submission is not accompanied by any maps of the exact area subject to their request. I interpret the submission as referring to the HDR zone at the start of Gorge Road; however, the submitter may also mean BMUZ zoned land further along Gorge Road.
- 42.8** I note that the BMUZ zoned land along Gorge Road is subject to a Special Housing Area process that is partly aimed at providing worker accommodation. The BMUZ provisions enable residential activities, which could include worker accommodation. I consider the BMUZ is appropriate in this location as it meets the relevant objectives and policies of Chapter 16 in regard to providing for complementary commercial, business, retail and higher density residential uses that supplement the activities and services provided by town centres. The BMUZ also meets the intentions of Chapters 3 and 4 in contributing towards the District's economic base and employment opportunities,

while maintaining the Queenstown Town Centre as the primary focus for the District's economic activity.

**42.9** In regard to the HDR zoned land along Gorge Road, I agree with the submitter, and I support and rely on Ms Banks' evidence that this land is close to town and people may be more likely to walk to work or to bus stops.

**42.10** While worker accommodation is not specifically referred to in Chapter 9, the HDRZ provisions enable higher density housing generally, which could include worker accommodation. I note that the Section 32 Evaluation Report for the HDRZ states that the Gorge Road area is naturally suited to lower wage workers who work in the town centre.<sup>30</sup> I do not consider that a worker accommodation zone is necessary to facilitate this form of housing along Gorge Road, and I would not recommend creating a zone for one type of resident, or potentially one type of tenure. I consider that good planning practice generally supports a variety of housing types and sizes to contribute to diverse, cohesive and interesting communities.

**42.11** I consider that the notified HDR zoning along Gorge Road is appropriate as it meets the relevant objectives and policies of Chapter 9 in regard to more intensive use of land close to the town centre, and may generally enable worker accommodation. The HDRZ is consistent with Chapters 3 and 4 as it provides suitably zoned land within the UGB to provide for future growth and a diversity of housing choice.<sup>31</sup>

**42.12** Overall, I recommend the submitter's request should be rejected. However, I consider that the outcome sought by the submitter will be achieved through the PDP zoning of the land.

**43. WESTWOOD GROUP – 70**

<b>Overall Recommendation</b>
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30 Section 32 Evaluation Report High Density Residential – page 12.  
31 Policies 3.2.2.1.4, 4.2.1.3

Recommendation	Reject
Summary	Rezoning this land BMUZ may result in a loss of housing supply and undermine the role of the Queenstown Town Centre as the primary focus for this part of the District's economic activity.

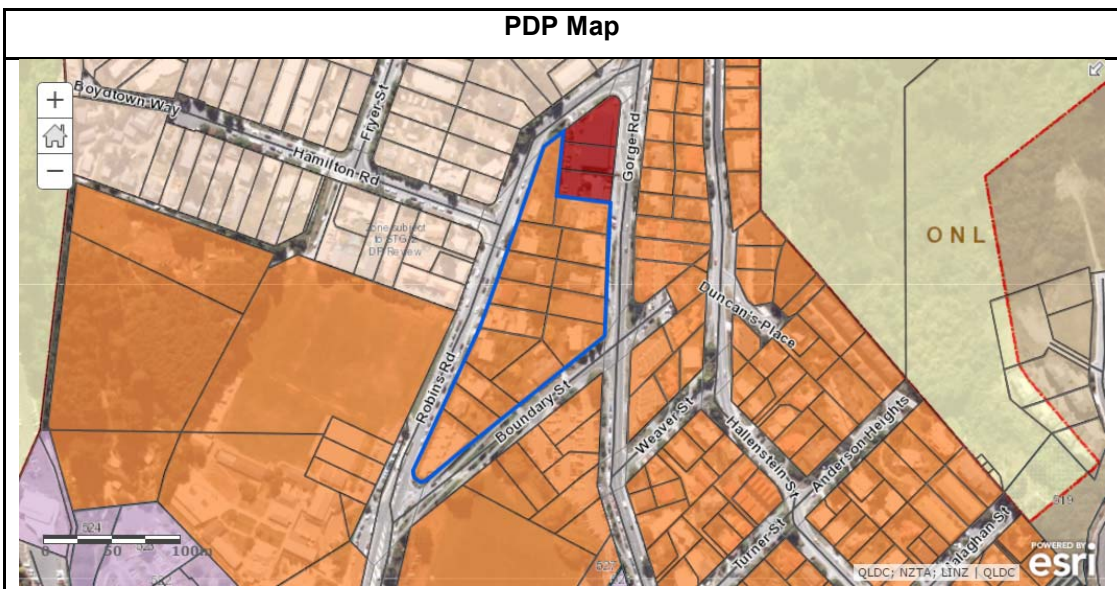
<b>Property and submission information</b>	
Further Submitters	Erna Spijkerbosch (FS1059.9) - support
Land area/request referred to as	Boundary Road to Robins Road
PDP Zone and Mapping annotations	High Density Residential Business Mixed Use
Zone requested and mapping annotations	Business Mixed Use
Supporting technical Information or reports	None
Legal Description	Several properties
Area	1.42 ha (approximate)
QLDC Property ID	Several properties
QLDC Hazard Register	Alluvial Fan - ORC: fan less recently active Alluvial Fan (Regional scale) Active, Composite Liquefaction Risk: Possibly Moderate (T&T 2012)

<b>Summary of Council assessments and recommendations</b>	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

**Aerial Photograph of the site**



Subject site shown in blue (approximated from the description in submission)



Orange HDR

Red BMU

- 43.1** The subject site is zoned High Density Residential in the PDP, as shown on PDP Planning Maps 32, 35 and 36.
- 43.2** The submitter seeks to rezone the block of land between Robins Road and Boundary Street to Business Mixed Use. The main effects of this change would be to facilitate commercial development, which is generally discouraged in the HDRZ, and to enable substantially greater building heights (12m permitted, 20m restricted discretionary).

## **Infrastructure**

- 43.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because it is expected this area is able to be serviced with minimal upgrades. If the area was rezoned, the timeframe for development would depend on Long Term Plan projects.

## **Traffic**

- 43.4** Ms Banks considers that the volume of traffic under a BMU zone is not of concern and as the BMUZ enables residential development this potentially could reduce trips. Ms Banks therefore does not oppose the rezoning sought because it will form an extension to the existing business activities on Gorge Road.

## **Ecology**

- 43.5** Mr Davis does not oppose the rezoning from an ecological perspective because he considers that given the established nature of the area, the indigenous ecological values will be limited.

## **Analysis**

- 43.6** The BMU boundary matches the ODP Business Zone along Gorge Road, with the exception of one site in this block that I understand has been rezoned BMU to reflect the long established commercial use. I consider that rezoning the whole block to BMU would require analysis to determine the effects on the existing residential development, in particular amenity effects from substantially greater building height and potential for loss of housing supply if existing dwellings are replaced with commercial developments with no residential component. I consider that the building heights enabled by the BMUZ (12m permitted, 20m restricted discretionary) are appropriate for the setting of upper Gorge Road, with buildings set against the steep topography. Those building heights on this site may result in excessive dominance and be out of character with the surrounding HDR area.

**43.7** I support and rely on Mr Heath's evidence in regard to an estimated 50% of commercial zoned land within the Wakatipu Ward being vacant or not utilised for commercial activities, including an estimated 13.6 ha within the PC50 extension to the Queenstown Town Centre.

**43.8** There appears to be ample commercial zoned land in the general vicinity of the site (PC50). This block is relatively close to the Queenstown Town Centre (but not adjoining) and due to the size of the site, which at 1.42 ha would be a substantial extension to the existing BMU. The submission has not provided sufficient evidence to show that commercial zoning on this site is appropriate or needed, or evidence to show that commercial development in this location would be complementary to, and not competitive with, the town centre. In my view, the rezoning request would therefore not meet the relevant objectives and policies of Chapter 3 (Strategic Direction) in regard to a prosperous, resilient and equitable economy.<sup>32</sup>

**43.9** I therefore consider that the zone boundaries as notified are appropriate. The site is most appropriately zoned HDR to enable more intensive use of land for diverse housing supply within close proximity to the Queenstown Town Centre.

**43.10** A further submission by Erna Spijkerbosch (FS1059) supports submission 70. For the reasons given above, I recommend this further submission should be rejected.

**43.11** Overall, I recommend the submitter's request should be rejected.

**44. PR QUEENSTOWN LTD – 102, NEKI PATEL – 103, HAMISH MUNRO – 104, BARRY SARGINSON – 107, CLYDE MACINTRYE - 108**

Overall Recommendation	
Recommendation	Reject
Summary	Rezoning this land BMU may result in a loss of housing supply and could undermine the role of the Queenstown Town Centre as the primary focus for this part of the District's economic activity.

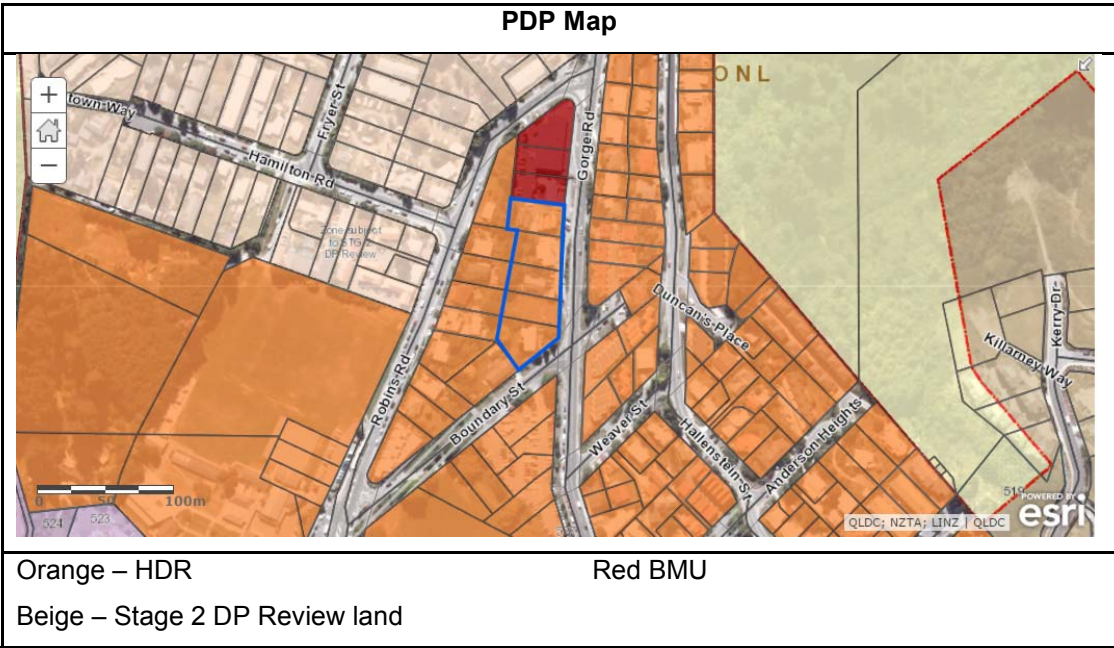
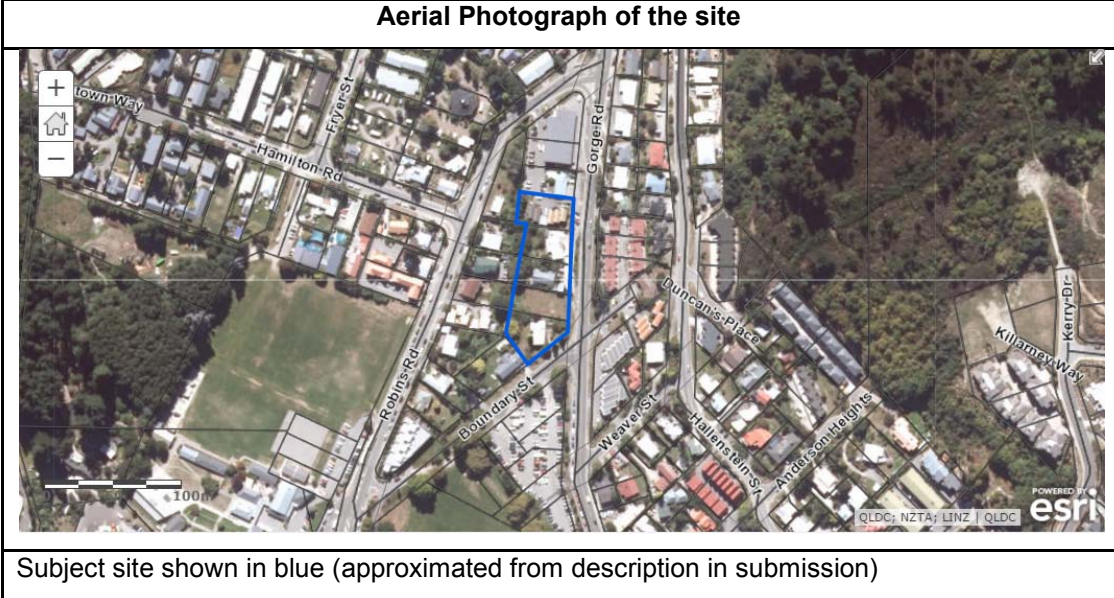
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32 Policy 3.2.1.1.2

<b>Property and submission information</b>	
Further Submitters	Erna Spijkerbosch (FS1059) – support submissions 102, 103 and 104 Robins Road Limited (FS1118) – support submissions 102, 103 and 104 Submissions 107 and 108 - no further submissions
Land area/request referred to as	30-46 Gorge Road
PDP Zone and Mapping annotations	High Density Residential
Zone requested and mapping annotations	Business Mixed Use
Supporting technical Information or reports	None
Legal Description	PUB AUB1-AUB4 DP 25470 ON LOT 2 DP 7237 BLK XX SHOTOVER SD, LOT 2 DP 8355, UNITS C-D DP 27321 ON LOT 4 DP 8355, LOT 6 DP 8355, LOT 1 DP 11011
Area	4593m <sup>2</sup>
QLDC Property ID	12990, 6717, 6718, 6719, 6720
QLDC Hazard Register	Alluvial Fan - ORC: fan less recently active Alluvial Fan (Regional scale) Active, Composite



Summary of Council assessments and recommendations	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



**44.1** The subject site is zoned High Density Residential in the PDP, as shown on PDP Planning Maps 32, 35 and 36.

**44.2** The submitters seek to rezone land along Gorge Road (between Boundary Street and Robins Road) to Business Mixed Use. The main effects of this change would be to enable commercial development,

which is generally discouraged in the HDRZ, and to enable substantially greater building heights (12m permitted, 20m restricted discretionary).

### **Infrastructure**

**44.3** Mr Glasner does not oppose the rezoning request from an infrastructure perspective, because it is expected this area is able to be serviced with minimal upgrades.

### **Traffic**

**44.4** From a transport perspective Ms Banks does not oppose the rezoning request because it is reflective of the current land use activities.

### **Ecology**

**44.5** Mr Davis does not oppose the rezoning from an ecological perspective because he considers that the established nature of the area means the indigenous ecological values will be limited.

### **Analysis**

**44.6** I support and rely on the evidence of Mr Glasner and Ms Banks that the rezoning request could be accommodated by infrastructure and transport networks.

**44.7** The BMU boundary matches the ODP Business Zone along Gorge Road, with the exception of one site in this block that I understand has been rezoned BMU to reflect the long established commercial use.

**44.8** I consider that rezoning this site to BMU would require analysis in regard to existing residential amenities from substantially greater building height and potential loss of housing supply. The building heights enabled by the BMUZ (12m permitted, 20m restricted discretionary) may result in dominance and be out of character with the surrounding HDR area along Gorge Road.

- 44.9** Furthermore, as the site is relatively close (and walkable) to the Queenstown Town Centre (but not adjoining), I consider that the request may undermine the role of the town centre as the primary focus for this part of the District's economic activity.
- 44.10** I support and rely on Mr Heath's evidence in regard to an estimated 50% of commercial zoned land within the Wakatipu Ward being vacant or not utilised for commercial activities, including an estimated 13.6 ha within the PC50 extension to the Queenstown Town Centre.
- 44.11** Given that there appears to be ample commercial zoned land in the general vicinity (PC50), I have insufficient evidence to show that commercial zoning on this site is appropriate or needed, or evidence to show that commercial development in this location would be complementary to, and not competitive with, the town centre. In my view, the rezoning request would therefore not meet the relevant objectives and policies of Chapter 3 (Strategic Direction) in regard to a prosperous, resilient and equitable economy.<sup>33</sup>
- 44.12** Given the above, I therefore consider that the zone boundaries as notified are appropriate. The land subject to this submission is most appropriately zoned HDR to enable more intensive use of land for diverse housing supply within close proximity to the Queenstown Town Centre.
- 44.13** Further submissions by Erna Spijkerbosch (FS1059) and Robins Road Limited support submissions 102, 103 and 104. Given my considerations above, I recommend these further submissions should be rejected.
- 44.14** Overall, I recommend the submitter's request should be rejected.

**45. GROUP 11 – Arthurs Point**

- 45.1** The following submissions in Parts 46 to 52 have been received for rezoning within the Arthurs Point urban edge:

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<sup>33</sup> Policy 3.2.1.1.2

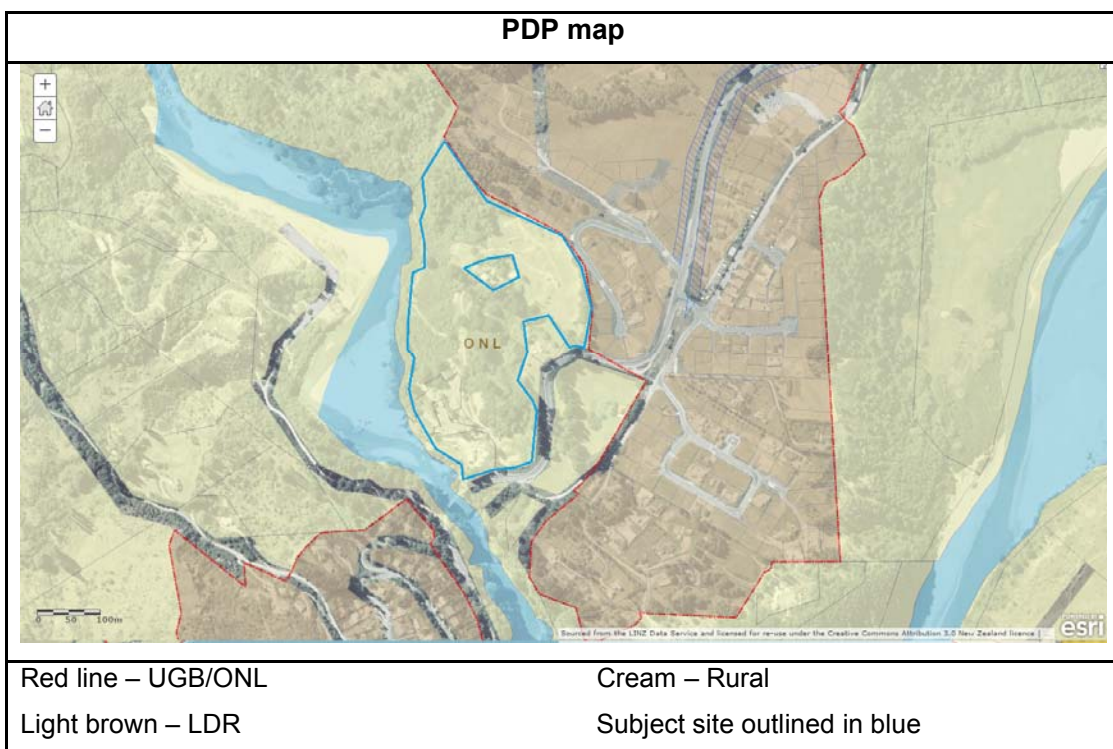
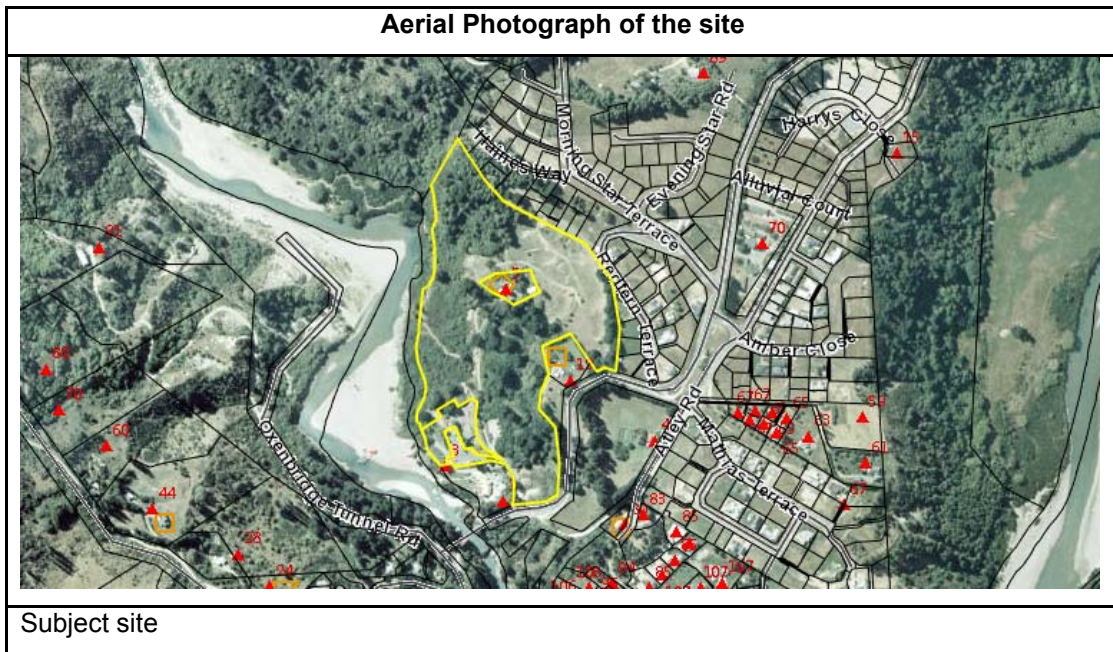
- (a) 716 Ngai Tahu Tourism Ltd;
- (b) 349 Sam Strain;
- (c) 494 Michael Swan;
- (d) 527 Larchmont Developments Limited;
- (e) 450 Alpine Estate Ltd;
- (f) 495 Darryl Sampson & Louise Cooper; and
- (g) 642 Mandalea Properties.

**46. NGAI TAHU TOURISM LIMITED - 716**

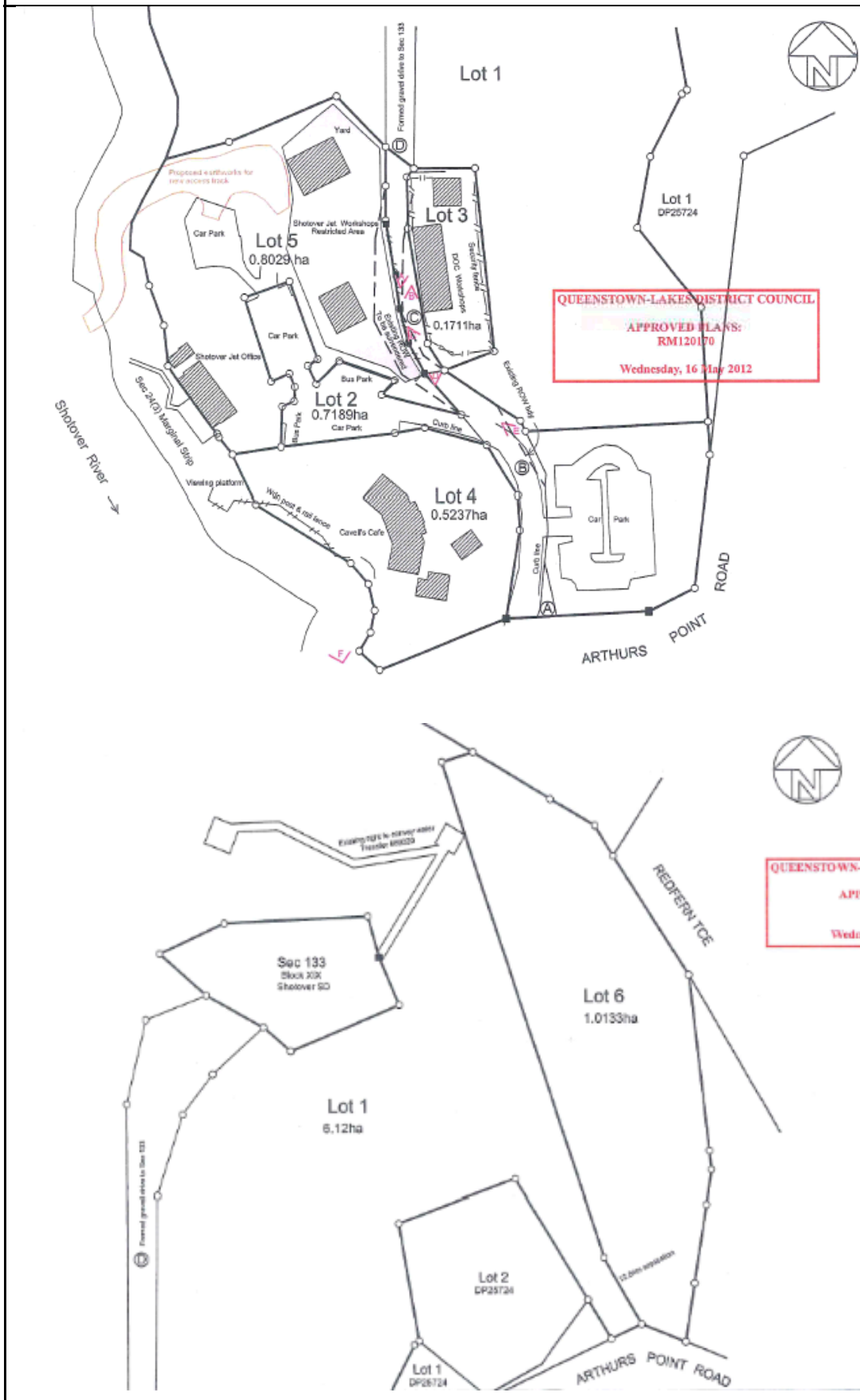
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Development on the site would result in adverse effects on the recreation and historic values of the Morning Star Beach Reserve, cannot be accommodated by existing infrastructure capacity, and would result in adverse transport effects.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Morning Star Beach Recreation Reserve
PDP Zone and Mapping annotations	Rural
Zone requested and mapping annotations	ODP Rural Visitor Zone or other visitor zoning
Supporting technical Information or reports	None
Legal Description	Pt Sec 3 SO 23901 Blk XIX Shotover SD – Morning Star Beach Recreation Reserve
Area	8.3062 ha
QLDC Property ID	10113
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk

Summary of Council assessments and recommendations	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Opposed



**RM120170 approved subdivision plan**



Lot 1 – Historic reserve	Lot 2 – Car parks and access
Lot 3 – DOC workshop	Lot 4 – Cavells
Lot 5 – Shotover Jet	Lot 6 – Recreation reserve

- 46.1** The subject site is zoned Rural in the PDP, as shown on PDP Planning Map 39a.
- 46.2** The submitter seeks to rezone the site ODP Rural Visitor or other visitor zoning. The rezoning request would potentially yield 338 lots (based on 228m<sup>2</sup> per lot, which is based on analysis of a Rural Visitor development at Cardrona). The PDP enabled development capacity is zero, based on the notified Rural zoning.
- 46.3** By way of background, the site is known as the Morning Star Beach Recreation Reserve. The reserve contains a recorded archaeological site: E41/247 Arthurs Point Gold Mining. An Archaeological Authority granted for an access track within the site states "*much of the evidence of nineteenth century gold mining has been destroyed in the past the Morning Star Reserve, what remains is of importance as it represents the last evidence of mining associated with the first discovery of gold on the Shotover by Thomas Arthur and Harry Redfern in November 1862*".<sup>34</sup>
- 46.4** The Morning Star Beach Recreation Reserve was gazetted in 1999. It contains Shotover Jet office and workshops, Department of Conservation area office and depot, car parking areas, Cavells café and other commercial activities.

### Infrastructure

- 46.5** Mr Glasner opposes the rezoning from an infrastructure perspective because it would result in a substantial increase in load and flow that may require an upgrade of the existing wastewater infrastructure and the need to build an additional facility will have an ongoing maintenance burden, unless detailed modelling can be provided that shows an upgrade of existing infrastructure is not required.

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34 Archaeological Authority 2011/107 issued by NZHPT (now Heritage New Zealand) for Shotover Jet resource consent RM110189

## **Traffic**

- 46.6** Ms Banks considers that the level of development that would be enabled, and its associated traffic volumes, will have an adverse effect on the existing transport road network, particularly the one-way road bridge over the Shotover River, and therefore opposes the rezoning from a transport perspective.

## **Ecology**

- 46.7** Mr Davis observes that the site comprises introduced woody weed species, mature pine trees, indigenous plant species (such as fern and matagouri) and areas of restoration plantings. Mr Davis does not oppose the rezoning from an ecological perspective because given the lack of natural indigenous communities, the ecological values of the site are low.

## **Landscape**

- 46.8** Dr Read does not oppose the rezoning from a landscape perspective because adverse effects on the visual amenity of the residents of dwellings to the west (old Arthurs Point) would be small, and urban development would have little adverse impact on the broader landscape. Dr Read considers that the ONL could be moved to exclude the site.

## **Analysis**

- 46.9** The Rural Visitor zone has not been notified in Stage 1 of the DP Review. I have used the ODP equivalent zone, as a comparison point.
- 46.10** In 2012 approval was given for a 6-lot subdivision of the site (RM120170). Shotover Jet Limited (owned by the submitter) owns Sec 4 SO 23901 Blk XIX Shotover SD (Lot 5 of the subdivision). The subdivision has been implemented; however new titles had not been issued at the time of preparing this evidence.



- 46.11** The remainder of the site would become Crown Land and Government Purpose Reserve (Lots 2-4 of RM120170) comprising Cavells, Department of Conservation workshop, access and car parks; with most of the site becoming Historic Reserve and Recreation Reserve managed by the Council (Lots 1 and 6 of RM120170).
- 46.12** The submitter has not provided information on the recreation and heritage values of the reserves and where any urban development might be appropriately located to take into consideration these values. As I have noted above, the reserve contains a recorded archaeological site (gold mining relics). When I visited the site on 16 March 2017 I observed an informal track from Redfern Terrace heading down towards the river across the part of the site that is being established as recreation reserve (Lot 6 of RM120170).
- 46.13** I support Dr Read's landscape perspective. However, I am of the view that built development on the scale anticipated by the ODP RVZ would be inappropriate on this publicly-owned reserve. The ODP RVZ enables buildings up to 12m high for visitor accommodation, with no internal setbacks and no minimum lot size. I consider that development on this scale would be out of character with, and would result in the loss of the reserve's significant historic heritage values. In addition, the scale of development would be out of character with the adjoining Low Density Residential zoning and would result in the loss of community recreation values.
- 46.14** In regard to an alternative zoning for visitor accommodation, as requested by the submitter, I do not recommend acceptance of a bespoke 'spot zone' for visitor accommodation over this site. As I have noted above, a visitor zone over this site would result in the loss of significant heritage and recreation values.
- 46.15** I support and rely on Mr Glasner's evidence that development on the site would require an additional wastewater facility that would have an ongoing maintenance burden. I also support and rely on Ms Banks' evidence that the Edith Cavell bridge operates as a single lane with

no provision for pedestrians or cyclists, and that the additional trips that would be generated by the rezoning request will cause further strain to the bridge, increasing delays and safety concerns.

**46.16** Given the infrastructure and transport evidence, I consider that the request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.<sup>35</sup>

**46.17** For the reasons outlined above, I recommend the rezoning request should be rejected.

**47. SAM STRAIN - 349**

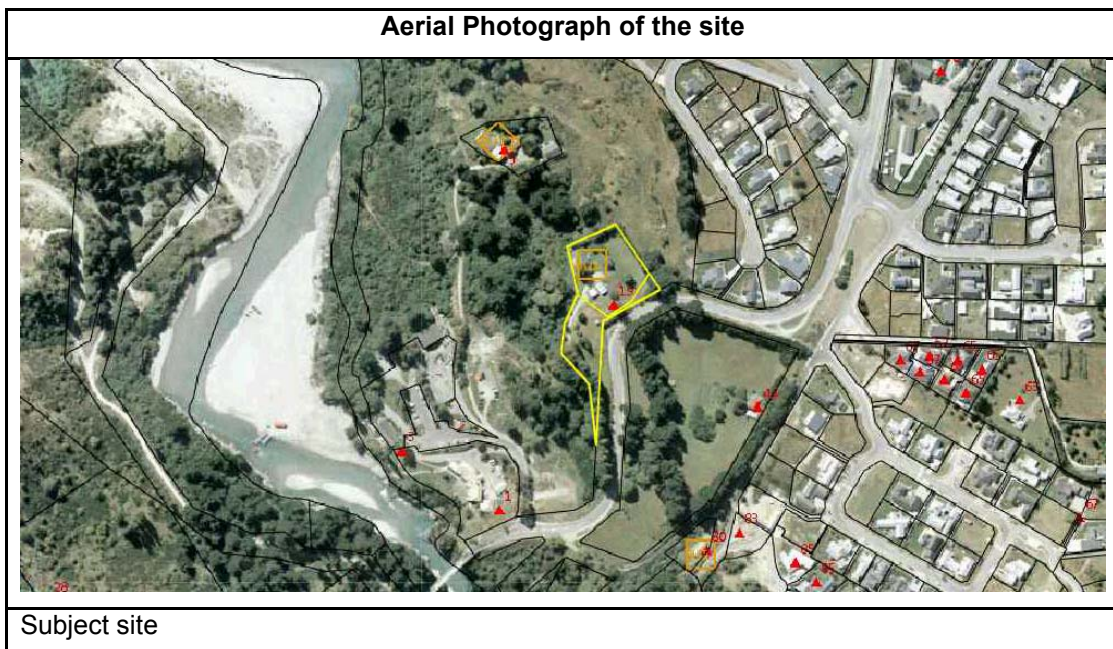
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The site is isolated from the Arthurs Point LDR zone and surrounded by Rural zoned land; it would not read as a logical extension of the LDR zone and would result in an inappropriate 'spot zone'.

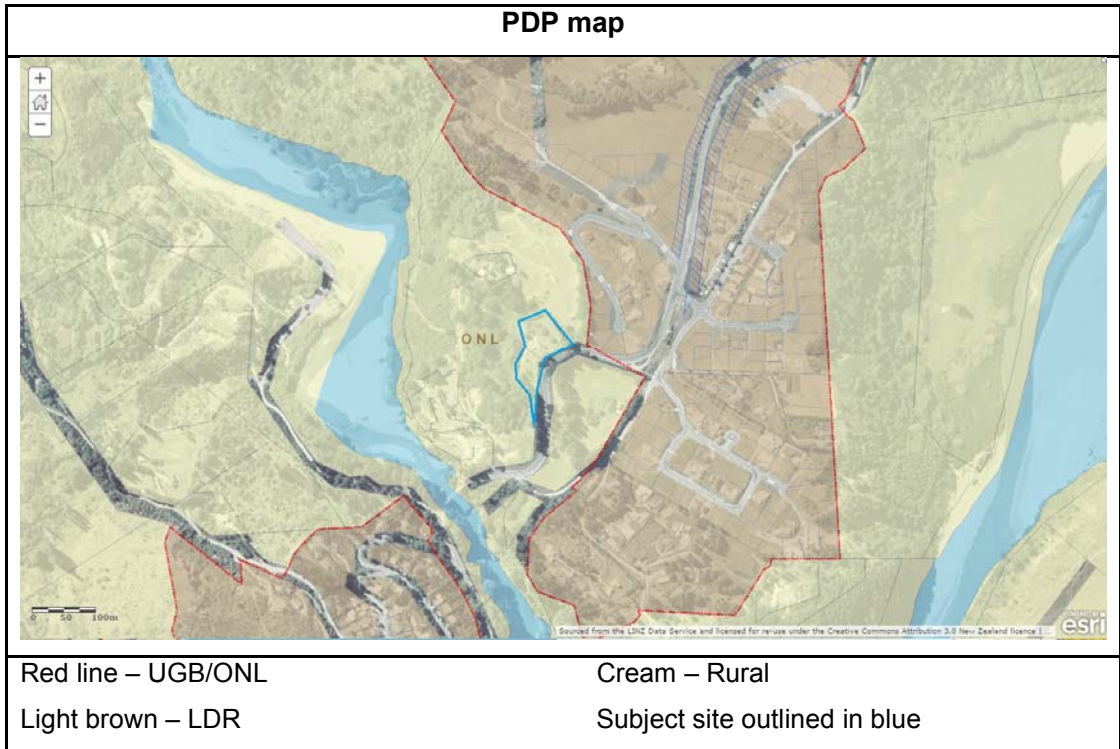
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<sup>35</sup> Objective 3.2.2.1, Policy 4.2.1.2

<b>Property and submission information</b>	
Further Submitters	FS1344.4 Tim Taylor - support FS 1348.5 M & C Wilson - support
Land area/request referred to as	19 Arthurs Point Road
PDP Zone and Mapping annotations	Rural
Zone requested and mapping annotations	Low Density Residential within Urban Growth Boundary
Supporting technical Information or reports	None
Legal Description	Lots 1-2 DP 25724
Area	6,047m <sup>2</sup>
QLDC Property ID	7623
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk

<b>Summary of Council assessments and recommendations</b>	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed (in part)





**47.1** The subject site is zoned Rural in the PDP, as shown on PDP Planning Maps 32 and 37.

**47.2** The submitter seeks to rezone their land from Rural to Low Density Residential within the UGB, which could yield nine residential lots (based on 450m<sup>2</sup> per lot). The PDP enabled development capacity is zero based on the notified Rural zoning.

**Infrastructure**

**47.3** Mr Glasner does not oppose the rezoning from an infrastructure perspective because it would be a minor increase in load and demand and could be serviced by the water and wastewater networks without a significant impact.

**Traffic**

**47.4** Ms Banks does not oppose the rezoning request from a transport perspective, provided that site access will not be via Arthurs Point Road, because the site is located on the outside of a tight horizontal curve.

## **Ecology**

- 47.5** Mr Davis does not oppose the rezoning from an ecological perspective because he confirms that indigenous vegetation is not present on the site.

## **Landscape**

- 47.6** Dr Read does not oppose the rezoning from a landscape perspective because adverse effects on the visual amenity of the residents of dwellings to the west (old Arthurs Point) would be small, and urban development would have little adverse impact on the broader landscape. The site would be located outside of the ONL.

## **Analysis**

- 47.7** The site contains a dwelling and outbuildings and domestic plantings and vegetation. I rely on Mr Davis' evidence that the site does not contain any indigenous vegetation communities and therefore has limited or no ecological values.
- 47.8** The site is physically separated from the Arthur's Point LDR zone by Rural zoned, publicly-owned reserve land (submission 716, Morning Star Beach Reserve, discussion in section 46 above). Acknowledging Dr Read's landscape perspective, I consider that the proposed rezoning would result in a small (6,047m<sup>2</sup>) and inappropriate 'spot zone' which would be out of character with the surrounding Rural zoned land and may result in adverse effects on rural amenities and the historic and recreation values of the surrounding reserves.
- 47.9** The site is not contiguous with other Low Density Residential zoned land in Arthurs Point. While I acknowledge that the site is quite close to the edge of the LDRZ (approximately 33m at the closest point), it is within a topographically separate area on a terrace downslope from Redfern Terrace, and would not read as a logical extension of the urban zoning. As outlined in section 46 above in regard to submission 716, I consider rezoning the surrounding land (Morning Star Beach Reserve) for development is inappropriate.

**47.10** I rely on Ms Banks' evidence that the rezoning could be accommodated by transport infrastructure provided site access is not via Arthurs Point Road. When I visited the site I observed that it is separated from Redfern Terrace (a possible alternative access) by a steep terrace face. An alternative access to Redfern Terrace would have to cross the Morning Star Beach Reserve.

**47.11** Overall, I consider that the rezoning request would be inconsistent with the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to containing urban development within or immediately adjacent to existing settlements.<sup>36</sup> I conclude that the notified Rural zoning is more appropriate for this site.

**47.12** Tim Taylor and M & C Wilson in their further submissions (FS1344 and FS1348 respectively) support submission 349 as they consider that residential development in this area is appropriate. For the reasons given above, I recommend this further submission should be rejected.

**47.13** Given the reasons above, I recommend the submitter's request should be rejected.

**48. MICHAEL SWAN - 494**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The rezoning request would result in adverse amenity effects on the adjacent LDR zone and cannot be accommodated by existing infrastructure capacity.

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36 Objective 4.2.1.5

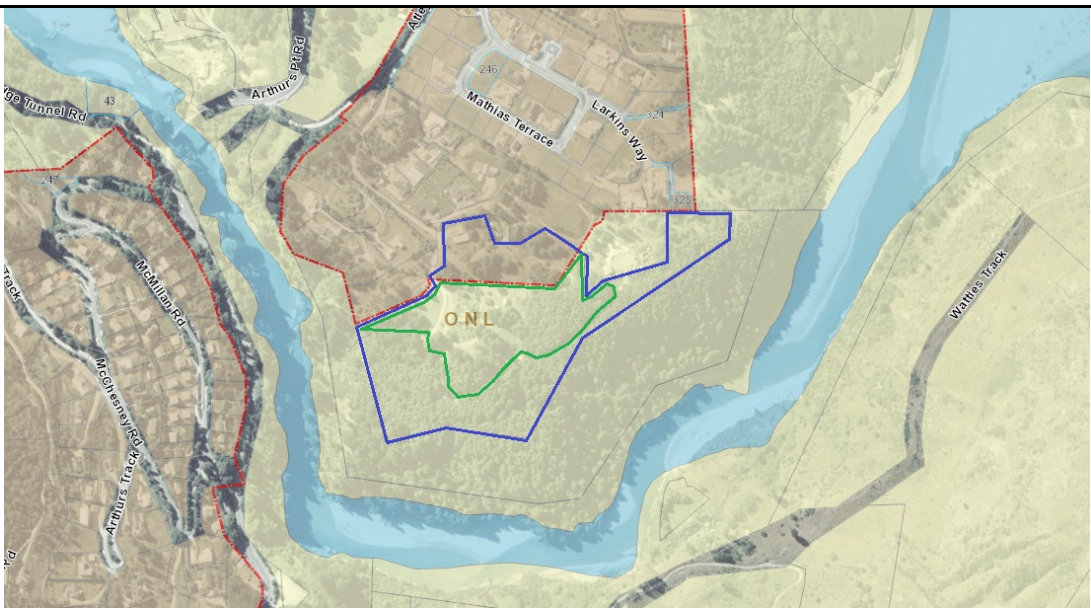
<b>Property and submission information</b>	
Further Submitters	Larchmont Developments Limited (FS1281) – support
Land area/request referred to as	111 Atley Road, Arthurs Point (similar area to submission 527)
PDP Zone and Mapping annotations	Part Rural, part LDR
Zone requested and mapping annotations	Rezone part of site Low Density Residential within Urban Growth Boundary, delete ONL. Balance of site to remain Rural.
Supporting technical Information or reports	Planning evaluation and map
Legal Description	Pt Sec 1 SO 24074 Lots 1-2 DP 307630
Area	6.6353 ha gross – approximately 2.3 ha proposed LDR
QLDC Property ID	7632
QLDC Hazard Register	Liquefaction LIC 1 and LIC 1 (P) – nil to low risk and probably low risk

<b>Summary of Council assessments and recommendations</b>	
Landscape	Not opposed (in part)
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Not opposed

**Aerial Photograph of the site**



**PDP map**



Cream – Rural  
 Light brown – LDR  
 Red line – UGB / ONL  
 Subject site outlined in blue  
 Part of subject site requested to be rezoned LDR shown in green (approximated from map provided with the submission)

**48.1** The subject site is zoned part Low Density Residential and part Rural in the PDP, as shown on PDP Planning Map 39a.



- 48.2** The submitter seeks part of their site is rezoned Low Density Residential and is located within the Urban Growth Boundary, and that the ONL is removed. The PDP enabled development capacity for the site is zero, based on Rural zoning. The requested rezoning could yield 36 lots (based on 450m<sup>2</sup> per lot). The submission includes a map showing the part of the site subject to the request.

### **Infrastructure**

- 48.3** Mr Glasner opposes the rezoning from an infrastructure perspective because the increase in load may require an upgrade of the existing wastewater infrastructure and the need to build an additional facility will have an ongoing maintenance burden, unless detailed modelling can be provided that shows an upgrade of existing infrastructure upgrade is not required.

### **Traffic**

- 48.4** Ms Banks does not oppose the rezoning request from a transport perspective, based on the low volume of traffic it could potentially generate.

### **Landscape**

- 48.5** Dr Read considers that a slightly smaller area than requested could absorb development without significant effects on the adjacent Shotover River ONL. Dr Read considers that if part of the site is rezoned LDR the ONL could also be moved to exclude that land, and therefore does not the rezoning request (in part) from a landscape perspective.

### **Ecology**

- 48.6** Mr Davis observes that site is dominated by grass and planted areas with the remainder of the site to the south and east covered in mature introduced trees. Based on the lack of indigenous vegetation

communities on the site, Mr Davis does not oppose the proposed rezoning from an ecological perspective.

## **Analysis**

- 48.7** I rely on Dr Read's evidence that that development over part of northern part the site would not result in adverse effects on the adjacent Shotover River ONL to the south and east.
- 48.8** The site forms a raised edge at the south of the adjoining LDRZ. Development would be restricted to the northern part of the ridge to avoid adverse effects on the ONL to the south and east. I consider that development on the ridge would be out of character with the adjoining LDRZ, due to the differences in topography, and may result in adverse effects in regard to overlooking, dominance and visual amenity. Development could potentially breach the skyline if the trees were removed and result in adverse visual effects. The underlying topography forms a natural boundary between the LDRZ and Rural Zone that I consider should be retained.
- 48.9** I rely on Mr Glasner's evidence that the rezoning would result in adverse effects on infrastructure because the increase in load may require an upgrade of the existing wastewater infrastructure. As such, I consider that the request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks<sup>37</sup>.
- 48.10** I therefore conclude that the site cannot accommodate LDR development and is most appropriately zoned Rural as notified.
- 48.11** Larchmont Developments Limited in its further submission (FS1281) supports submission 494; I recommend this further submission should be rejected.

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37 Objective 3.2.2.1, Policy 4.2.1.2.

**48.12** Overall, I recommend the rezoning request should be rejected.

**49. LARCHMONT DEVELOPMENTS LIMITED - 527**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The rezoning request would result in adverse amenity effects on the adjacent LDR zone and cannot be accommodated by existing infrastructure capacity.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	111 & 163 Atley Road (similar area to submission 494)
PDP Zone and Mapping annotations	Primary Rural (part Low Density Residential)
Zone requested and mapping annotations	Low Density Residential within Urban Growth Boundary, delete ONL
Supporting technical Information or reports	Planning evaluation
Legal Description	Pt Sec 1 SO 24074 Lots 1-2 DP 307630 Lot 2 DP 393406
Area	7.3665 ha
QLDC Property ID	7641 & 24122
QLDC Hazard Register	Liquefaction LIC 1 and LIC 1 (P) – nil to low risk and probably low risk

<b>Summary of Council assessments and recommendations</b>	
Landscape	Not opposed (in part)
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Opposed

<b>Aerial Photograph of the site</b>



Subject sites

**PDP Map**



Red line – UGB/ONL  
 Light brown – LDR

Cream – Rural  
 Blue line – subject site

**49.1** The subject site is zoned part Low Density Residential and part Rural in the PDP, as shown on PDP Planning Map 39a.

- 49.2** The submitter seeks the part of their land and the adjoining property (subject to submission 494) is rezoned Low Density Residential and is located within the Urban Growth Boundary and not within the ONL. The PDP enabled development capacity for the Rural zoned part of the site is zero, based on Rural zoning. The requested rezoning could yield 89 lots (based on 450m<sup>2</sup> per lot). The area is in the same location as submission 494 but with a significantly larger area sought.

### **Infrastructure**

- 49.3** Mr Glasner considers that the increase in load from the rezoning request may require an upgrade of the existing wastewater infrastructure and the need to build an additional facility will have an ongoing maintenance burden, and therefore opposes the rezoning from an infrastructure perspective, unless detailed modelling can be provided that shows an upgrade of existing infrastructure is not required.

### **Traffic**

- 49.4** Ms Banks opposes the rezoning sought from a transport perspective, because the knock-on effect of traffic generated from the development enabled will adversely affect the Atley Road/Mathias Terrace and Arthurs Point Road/ Atley Road intersections, and also because the increase in traffic on the Edith Cavell one-way bridge over the Shotover River will contribute to existing delays.

### **Landscape**

- 49.5** Dr Read does not oppose all of the rezoning request and exclusion from the ONL from a landscape perspective because part of the site could absorb development without significant effects on the adjacent Shotover River ONL.

### **Ecology**

- 49.6** Mr Davis notes that lower part of the site is under development with the slopes to the north covered in grass and exotic weed species. Mr

Davis does not oppose the proposed rezoning from an ecological perspective based on the lack of indigenous vegetation communities on the site.

## **Analysis**

**49.7** The site forms a raised edge at the south of the adjoining LDRZ. I rely on Dr Read's evidence that any development would be restricted to the northern part of the ridge to avoid adverse effects on the ONL to the south and east. I consider that development on the ridge would be out of character with the adjoining LDRZ; however, due to the differences in topography, and would result in adverse effects in regard to overlooking, dominance and visual amenity. Development could potentially breach the skyline if the trees were removed and result in adverse visual effects. The underlying topography forms a natural boundary between the LDRZ and Rural Zone that I consider should be retained.

**49.8** Given the above considerations, and the transport and infrastructure evidence, I consider that the request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring that urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.<sup>38</sup>

**49.9** I therefore conclude that the part of the site subject to the rezoning request is most appropriately zoned Rural as notified.

**49.10** Overall, I recommend the rezoning request should be rejected.

## **50. ALPINE ESTATE LIMITED – 450**

<b>Overall Recommendation</b>
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<sup>38</sup> Objective 3.2.2.1, Policy 4.2.1.2

Recommendation	Reject
Summary	<p>The site has an approved Special Housing Area consent and rezoning to HDR may result in less urgency to develop the land under the SHA process and lead to possible landbanking.</p> <p>The request would result in an inappropriate 'spot zone' and out of character high density development adjacent to the ONL and Rural zoned land. The requested rezoning may require an additional wastewater facility with an ongoing maintenance burden, and would result in adverse traffic effects on Arthurs Point Road.</p>

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Lot 1 DP 12913, Arthurs Point Road
PDP Zone and Mapping annotations	Low Density Residential (lower part) Rural (upper part)
Zone requested and mapping annotations	High Density Residential (lower part) Retain Rural (upper part)
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 12913
Area	4.18 ha total – lower part of site subject to rezoning request 1.9 ha
QLDC Property ID	3090996
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk

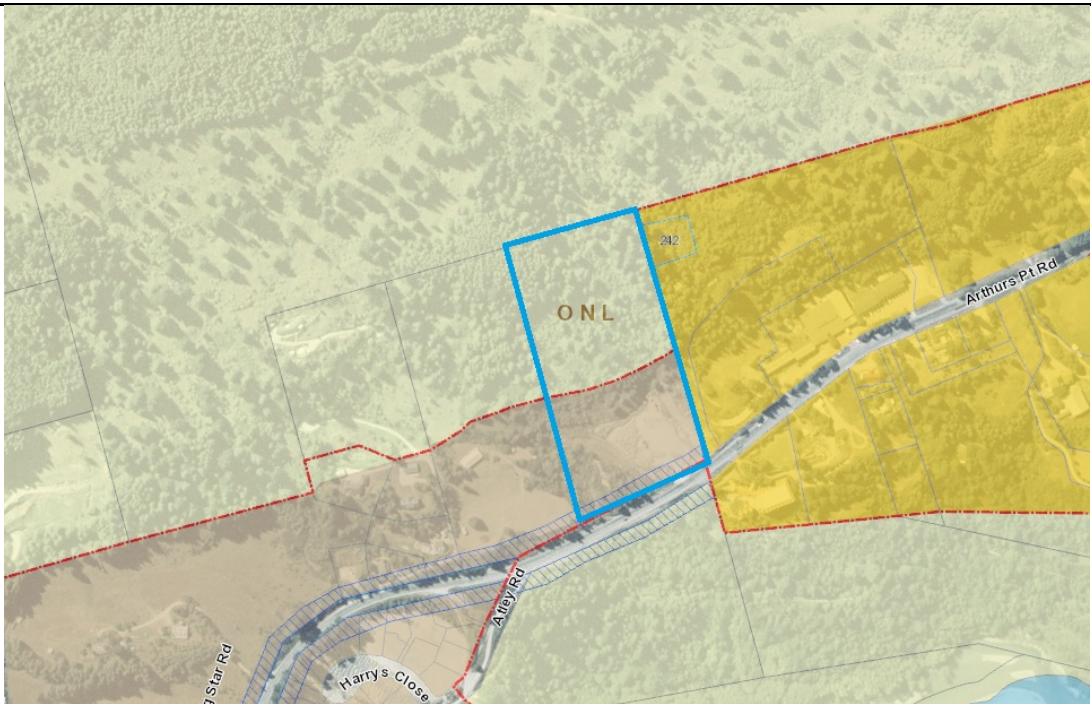
<b>Summary of Council assessments and recommendations</b>	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Opposed
Traffic	Opposed

**Aerial Photograph of the site**



Subject site

**PDP map**



Red line – UGB/ONL  
 Light brown – LDR  
 Blue line – subject site

Cream – Rural  
 Yellow – ODP Rural Visitor Zone



**50.1** The subject site is zoned part Rural and part Low Density Residential in the PDP with a building restriction line, as shown on PDP Planning Map 39a.

**50.2** The submitter seeks the rezoning of the lower part of the site to High Density Residential, retaining the upper part of the site Rural as notified. The PDP enabled development capacity for the 1.9 ha lower part of the site is 29 lots, based on 450m<sup>2</sup> per lot. The requested rezoning could yield an additional 84 lots or 112 in total (based on 115m<sup>2</sup> per lot).

### **Infrastructure**

**50.3** Mr Glasner opposes the rezoning request to High Density Residential, from an infrastructure perspective, because it would result in a sustained increase in load which may require an upgrade of the existing wastewater infrastructure and the need to build an additional facility with an ongoing maintenance burden.

### **Traffic**

**50.4** Ms Banks notes that the site is located next to a bus stop and that there are footpath and trail connections. Ms Banks considers, however, that the scale of development sought would result in adverse safety effects on Arthurs Point Road, and that the location 5km from the Queenstown Town Centre would not encourage the alternative transport options expected for HDR zoning. Ms Banks therefore opposes the rezoning request from a transport perspective.

### **Ecology**

**50.5** Mr Davis does not oppose the proposed rezoning from an ecological perspective based on the lack of indigenous vegetation communities on the site.

### **Landscape**

**50.6** Dr Read does not oppose the rezoning from a landscape perspective because it will not result in development sprawling up the hillside into the ONL and would have very little impact on views of Mt Dewar from Arthurs Point Road.

### **Analysis**

**50.7** The rezoning sought would result in a 'spot zone' of HDR adjoining Rural zoned land, the ODP Rural Visitor zone of Arthurs Point and LDR that I consider would be inappropriate. I accept Dr Read's evidence that the request would avoid development within the ONL. I consider that rezoning the lower part of the site HDR would be out of character with the surrounding LDR area and would result in adverse amenity effects on the adjoining ONL and Rural zoned land. I acknowledge that the site also adjoins ODP Rural Visitor Zone to the east, which enables greater development heights and densities than LDR, and as such I do not consider that the rezoning request would result in adverse effects on the ODP RVZ.

**50.8** However, given the location of the site at least 5km from the Queenstown Town Centre, the site would not meet the relevant objectives and policies of Chapter 9 in enabling more intensive use of land for diverse housing supply within close proximity to the town centre.<sup>39</sup> I support and rely on Ms Banks' evidence that the location is not well suited for alternative transport options. The rezoning request would not meet objectives and policies of Chapter 9 in regard to reducing private vehicle movements.<sup>40</sup>

**50.9** I support and rely on Mr Glasner's evidence that the rezoning would result in adverse effects on existing wastewater infrastructure and may result in additional costs. As such the request would not be consistent with the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring urban development is integrated with existing public infrastructure,

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<sup>39</sup> Objective 9.2.1, Policy 9.2.6.1

<sup>40</sup> Objective 9.2.6 and associated policies

and is designed and located in a manner consistent with the capacity of existing networks.<sup>41</sup>

**50.10** The site has an approved Special Housing Area (**SHA**) consent issued under section 25 of the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) for land use and subdivision to undertake an 88 unit comprehensive residential development (SH160143). The decision was issued on 23 December 2016 and will lapse 1 year after that date. I acknowledge that the submitter may have been covering all their options with the rezoning request, in the event that the SHA process was not successful, given that the SHA consent was issued after notification of the PDP. Given that the live SHA consent has a limited implementation timeframe, I consider that upzoning to HDR could lead to landbanking, rather than implementation of the SHA consent.

**50.11** For all the reasons given above, I recommend the rezoning request should be rejected.

**51. DARRYL SAMPSON & LOUISE COOPER – 495**

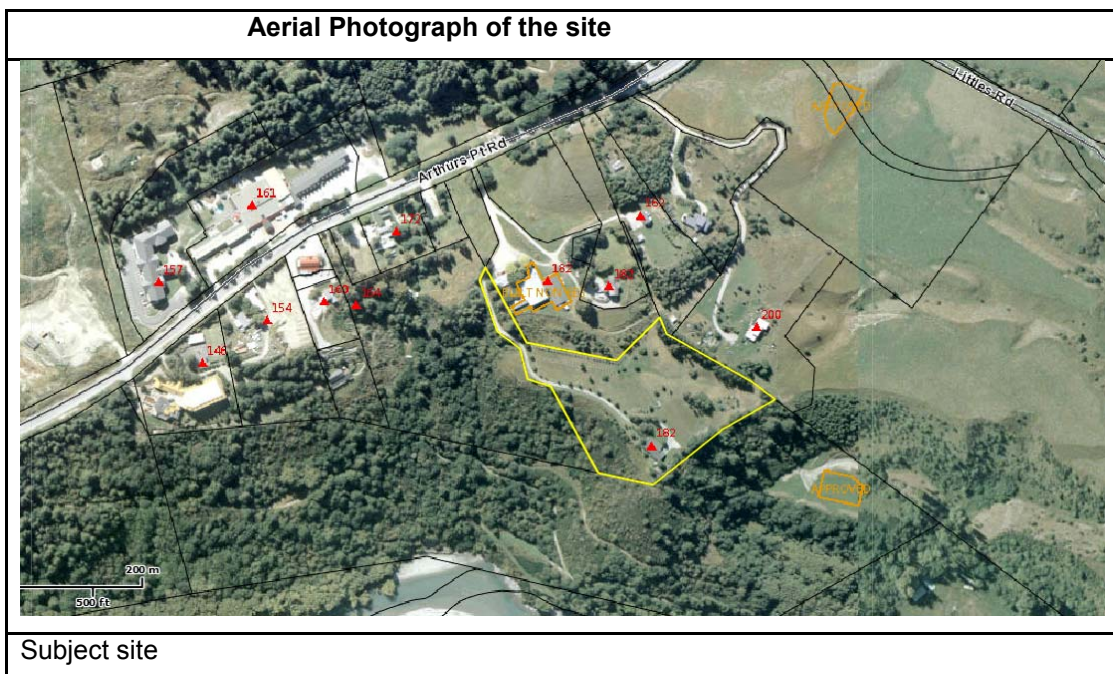
Overall Recommendation	
Recommendation	Accept in part
Summary	The ONL boundary is not based on a clear landscape distinction and part of the site would read as logical extension of urban zoning. Development on part of the site would generally be in keeping with the character of the area.

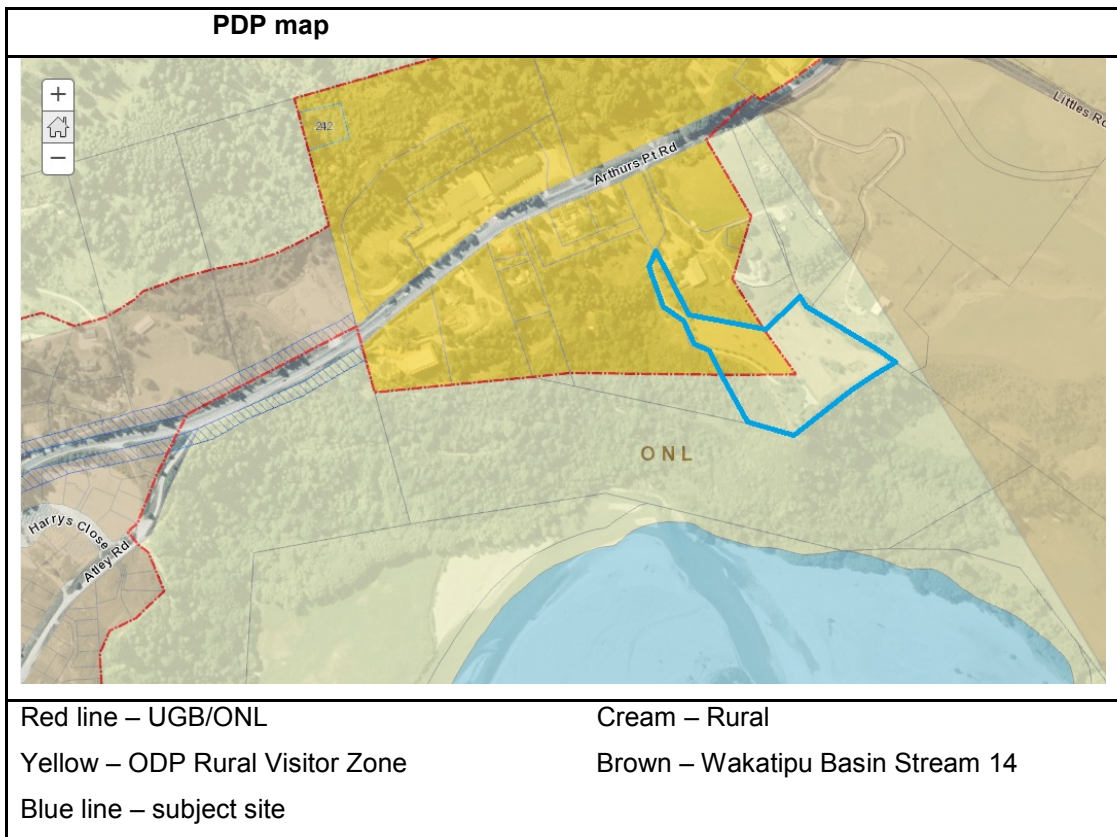
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<sup>41</sup> Objective 3.2.2.1, Policy 4.2.1.2

Property and submission information	
Further Submitters	None
Land area/request referred to as	182D Arthurs Point Road
PDP Zone and Mapping annotations	Part ODP Rural Visitor, part Rural
Zone requested and mapping annotations	Rezone Rural part of site ODP Rural Visitor within UGB, delete ONL
Supporting technical Information or reports	Planning evaluation
Legal Description	Lot 2 DP 24233
Area	2.117 ha gross – approximately 1.4 ha proposed RV
QLDC Property ID	7641
QLDC Hazard Register	Liquefaction LIC 1 nil to low risk

Summary of Council assessments and recommendations	
Landscape	Not opposed
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed





**51.1** The subject site is zoned part Rural in the PDP, and part ODP Rural Visitor, as shown on PDP Planning Map 39a.

**51.2** The submitter seeks to rezone the part of their site that is zoned Rural to ODP Rural Visitor and to include this part of the site within the UGB and not within the ONL. The PDP enabled development capacity for the site is zero, based on Rural zoning. The requested rezoning could yield 47 lots (based on 228m<sup>2</sup> per lot, which is based on analysis of a Rural Visitor development at Cardrona).

**51.3** I note that the submission site adjoins submission 642 (Mandalea Properties).

**Infrastructure**

**51.4** Mr Glasner does not oppose the rezoning from an infrastructure perspective because it is a relatively small increase in urban zoning compared to what is currently zoned adjacent to this area.

## **Traffic**

- 51.5** Ms Banks considers that the area of land sought to be rezoned is small and transport effects in addition to the existing ODP RV zone would not be significantly different, and therefore does not oppose the request from a transport perspective.

## **Ecology**

- 51.6** Mr Davis does not oppose the proposed rezoning from an ecological perspective based on the lack of indigenous vegetation communities on the site.

## **Landscape**

- 51.7** Dr Read does not oppose most of the rezoning request from a landscape perspective because development on the level part of the site would not result in adverse landscape effects. Figure 12 in Dr Read's evidence illustrates the area she considers acceptable for rezoning. However, Dr Read considers extending development into the south-western escarpment would result in significant adverse effects on the adjacent Shotover River ONL.

## **Analysis**

- 51.8** I visited the submitter's site with Dr Read on 16 March 2017.
- 51.9** I support and rely on Dr Read's evidence that the level part of the site could be rezoned as shown in her Figure 12. The zone boundary position across the submitter's property does not appear to be based on a clear landscape distinction. The level part of the site (currently domesticated) would read as logical extension of the adjoining ODP Rural Visitor Zone insofar as it could accommodate some development within the same topographic area. I agree with Dr Read that development on this part of the site of the scale would not result in adverse effects on the character and quality of the adjoining ONL.

- 51.10** I agree with Dr Read that the south-western part of the site is part of the Shotover ONL and that development in this location would be out of character with the ONL. I recommend that this part of the site retain the notified Rural zoning.
- 51.11** I therefore consider that the rezoning request, in part and as recommended by Dr Read and shown on her Figure 12, would generally meet the relevant objectives and policies of Chapter 6 (Landscapes) in regard to protecting Outstanding Natural Landscapes from inappropriate subdivision, use and development.<sup>42</sup>
- 51.12** I consider that development on the scale enabled by the ODP Rural Visitor Zone provisions (buildings 8m to 12m high with no internal setbacks and no minimum lot size) could be out of character with the adjoining Rural zoned land to the east and north; however, I note that the adjoining property to the north is also part zoned PDP Rural and ODP RV, and that there are several existing dwellings and approved building platforms within the Rural land to the east.
- 51.13** The ODP RVZ provisions include a zone boundary setback of 6m, which would apply to this site as forms the zone edge. Although this setback is not as generous as the adjoining Rural Zone provision of 15m, it would enable some mitigation of adverse effects in regard to dominance and privacy.
- 51.14** Overall, I consider that while part of the site may be able to accommodate some development, I would not recommend development on the scale enabled by the ODP RVZ.
- 51.15** I consider that the evidence demonstrates that a Rural Visitor Zone (or an urban zoning generally) is more appropriate over part of the site than the notified Rural zoning. Therefore, I recommend that the rezoning request be accepted in part, noting that the part of the site would need to be notified through a variation in Stage 2 (or any subsequent stage when the Rural Visitor Zone provisions are notified).

**51.16** I recommend that part of the subject site is re-notified as Rural Visitor Zone as a variation to the PDP, alongside the Rural Visitor chapter. In this situation, the submitter will need to resubmit if they want changes to the provisions.

**51.17** For the reasons given above, I recommend the rezoning request should be accepted in part. I have undertaken a s32AA assessment, attached as **Appendix 1**.

**52. MANDELEA PROPERTIES – 642**

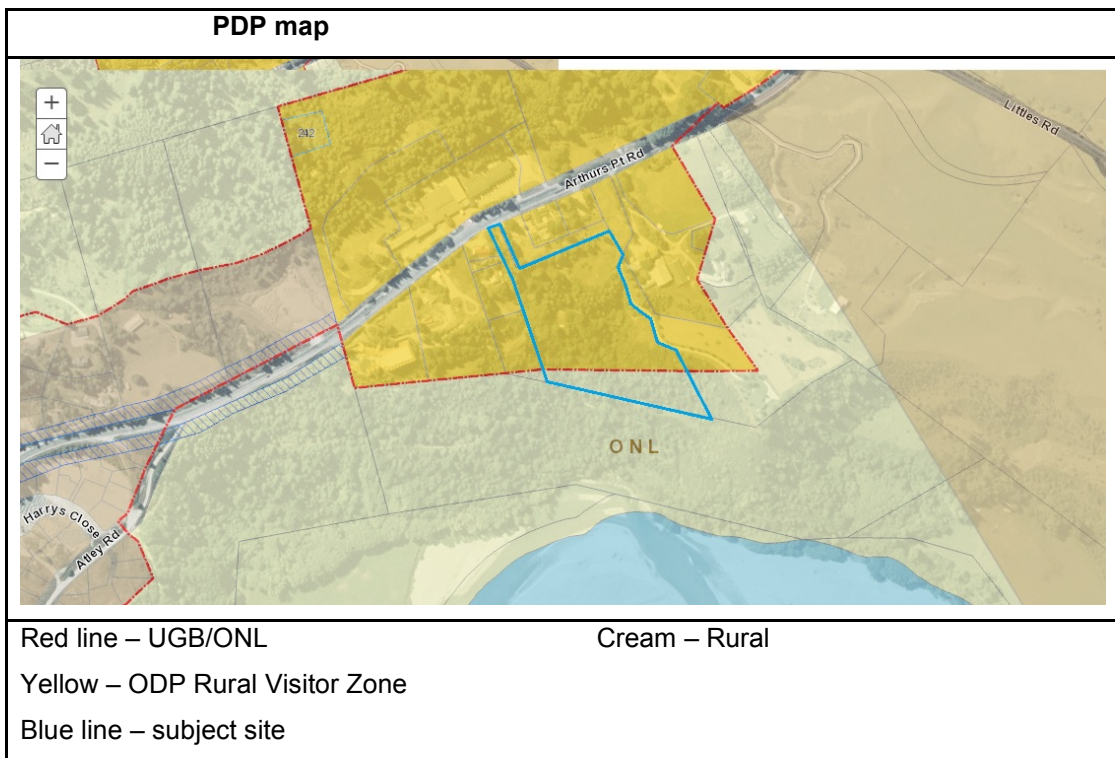
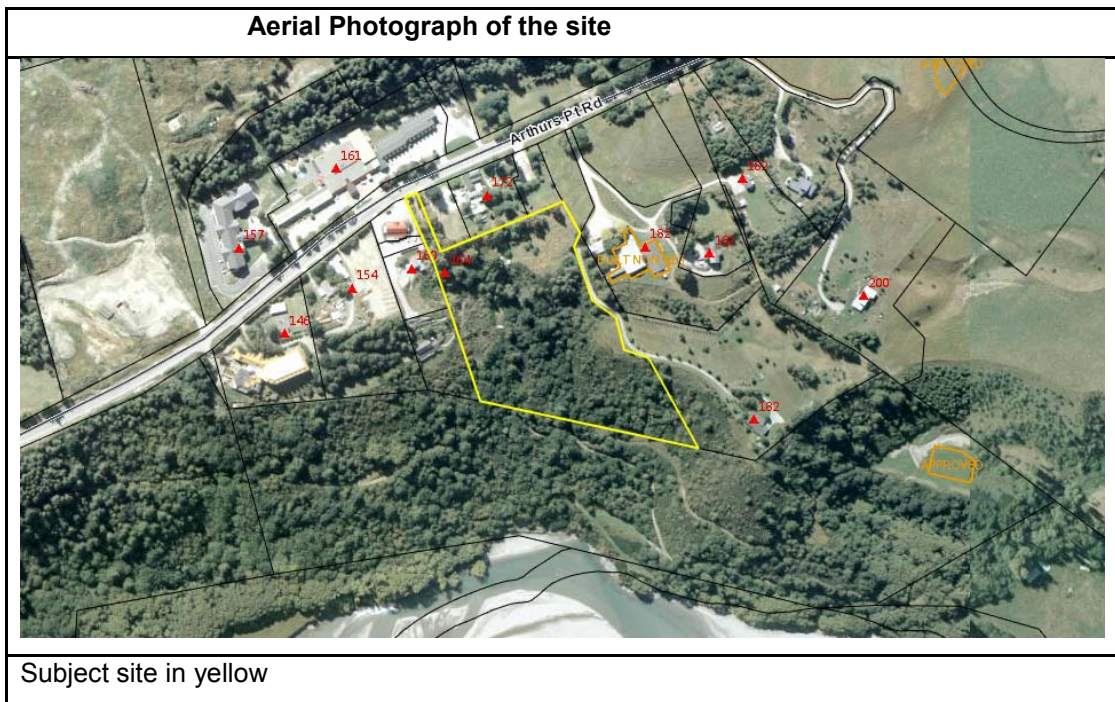
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The rezoning request would result in significant adverse effects on the character and quality of the Shotover River ONL and would not meet the objectives of the Strategic Direction and Landscape chapters in regard to protecting Outstanding Natural Landscapes from inappropriate subdivision, use and development.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	164 Arthurs Point Road
PDP Zone and Mapping annotations	Small part is PDP Rural, most of site is ODP Rural Visitor
Zone requested and mapping annotations	Retain ODP RV zoning (this part is not 'on' Stage 1), rezone Rural part of site ODP RV within UGB, remove ONL
Supporting technical Information or reports	None
Legal Description	Pt Lot 1 DP 20925 Blk XIX
Area	2.8702 ha
QLDC Property ID	7639
QLDC Hazard Register	Liquefaction LIC 1 – nil to low risk

<b>Summary of Council assessments and recommendations</b>
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Landscape	Opposed
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed



**52.1** The subject site is zoned part Rural and part ODP Rural Visitor in the PDP, as shown on PDP Planning Map 39a.

**52.2** The submitter seeks to rezone the lower part of the site zoned Rural to ODP Rural Visitor, and for that land to be included within the UGB. The PDP enabled capacity is zero, based on Rural zoning. The requested rezoning could yield 19 lots (based on 228m<sup>2</sup> per lot, which is based on analysis of a Rural Visitor development at Cardrona).

**52.3** I note that this submission site adjoins submission 495 (Darryl Sampson & Louise Cooper).

### **Infrastructure**

**52.4** Mr Glasner considers that the rezoning request would have a relatively minor increase in load and demand and can be serviced by water and wastewater network without a significant impact, and therefore does not oppose the rezoning from an infrastructure perspective.

### **Traffic**

**52.5** Ms Banks does not oppose the rezoning request from a transport perspective, due to the nature of the relatively minor size of the land extension and the minimal impacts to transport.

### **Ecology**

**52.6** Mr Davis does not oppose the proposed rezoning from an ecological perspective because he considers that the area is covered in introduced woody weeds and lacks indigenous vegetation communities.

### **Landscape**

**52.7** Dr Read opposes the rezoning from a landscape perspective because development on the lower part of the submitter's site would be within the Shotover River Corridor ONL and would have a significant adverse effect on the character and quality of the ONL.

## Analysis

- 52.8** The submitter seeks to expand the ODP Rural Visitor zoning to incorporate part of the site that is zoned Rural and within the ONL, to include this land within the UGB, and remove the ONL. The submission is on Stage 1 land and is seeking a zone type that is scheduled to be notified in Stage 2.
- 52.9** I support and rely on Dr Read's evidence that the part of the site zoned Rural is within the Shotover River ONL escarpment, and that development in that location would result in significant adverse effects on the ONL.
- 52.10** The ODP Rural Visitor Zone provisions provide for buildings 8 to 12m high with no internal setbacks and no minimum lot size, although I note that a zone boundary setback of 6m would apply to this site at the edge of the zone. Overall, I consider that development on the scale enabled by the ODP RVZ provisions, and development generally, would be inappropriate in this location within the ONL.
- 52.11** I therefore consider that the rezoning request would not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) or 6 (Landscapes) in regard to protecting Outstanding Natural Landscapes from inappropriate subdivision, use and development.<sup>43</sup>
- 52.12** As such I consider that the evidence demonstrates that the notified Stage 1 zone (Rural) is more appropriate than the requested ODP Rural Visitor zoning over that part of the site.
- 52.13** For the reasons given above, I recommend the rezoning request should be rejected.

*R. M. Devlin*

**Rosalind Devlin**

**24 May 2017**

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43 Objective 3.2.5.1, Policy 6.3.4.1

**Appendix 1. Recommendations on submissions**

**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
150.4		Mount Crystal Limited	9.5.2	Support	Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'	Reject	also map 37 addressed in Stream 6 - Residential	32	Urban - Queenstown Hill
182.1		Millennium & Copthorne Hotels New Zealand Limited		Support	Retention of the proposed High Density Residential Zoning, or Some other zoning which provides for hotels at the height of the current development i.e., a visitor accommodation zone, and A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation ie conference facilities, restaurants, bars, gyms, guest retail, etc.	Accept in part	Related to rezoning submission in QTN addressed under sub point 679	35	Urban - Queenstown
182.1	FS1063.1	Peter Fleming and Others		Oppose	All Disallowed	Reject		35	Urban - Queenstown
182.1	FS1244.1	Three Beaches Limited		Support	Considers that with the imposition of a visitor accommodation sub-zone that specifically caters for large scale hotels, combined with greater building height as proposed under the PDP the Council will enable the establishment of hotels in close proximity to central Queenstown. The submitter also agrees with the submission in relation to the definition of visitor accommodation.	Reject		35	Urban - Queenstown
391.7		Sean & Jane McLeod		Other	That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower slopes within 4-500m of Fernhill road and that it is also extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between. Questions Medium Density Zone location opposite Glenda Drive Suggests the Queenstown Heights Subzone be zoned as Low Density Residential.	Reject	also maps 32, 35, 36, 37 applies to Fernhill. Frankton road part calculated in 391.22 for maps 32-37	34	Urban - Fernhill
391.7	FS1271.2	Hurtell Proprietary Limited and others		Support	Supports. Seeks approval of the areas identified as MDR zone.	Accept	also maps 32, 35, 36, 37	34	Urban - General
391.7	FS1331.2	Mount Crystal Limited		Support	Rezone the land owned by Mt Crystal a combination of MDR and HDR as sought in submission # 150	Reject	also maps 32, 35, 36, 37	34	Urban - General
391.7	FS1340.91	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.	Reject	also maps 32, 35, 36, 37	34	Urban - General
679.1		Millennium & Copthorne Hotels New Zealand Limited		Oppose	We seek either a High Density Residential zoning on the land with a 12 metre height limit. or. some other zoning which provides for hotels at the height of the current development .	Accept		35	Urban - Queenstown
679.1	FS1063.2	Peter Fleming and Others		Oppose	All Disallowed	Reject		35	Urban - Queenstown
679.1	FS1315.27	Greenwood Group Ltd		Support	Greenwood supports the submission for Copthorne which seeks either a high density residential rezoning with a 12 metre height limit or some other rezoning that provides for hotels at a height of the existing development on the submitter's site.	Accept in part		35	Urban - Queenstown
347.1		Remarkable Heights Ltd	Map 33 - Frankton	Oppose	Oppose the Rural General zoning of Lot 1 DP 411971 (Middleton Rd) and request rezoning to Low Density Residential. Copied from submission point 347.4	Accept		33	Urban - Frankton Road
347.1	FS1340.82	Queenstown Airport Corporation	Map 33 - Frankton	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport.	Reject		33	Urban - Frankton Road
347.2		Remarkable Heights Ltd	Map 33 - Frankton	Oppose	The Urban Growth Boundary as it relates to Lot 102 DP411971 should be amended to match the property boundaries of Lot 102 DP411971.	Accept	UGB	33	Urban - Frankton Road
347.3		Remarkable Heights Ltd		Oppose	Oppose the Rural General zoning of Lot 1 DP 411971 and request rezoning to Low Density Residential.	Accept	Also on map 33. Duplicate with 347.1 for map 33	31	Urban - Frankton Road
389.1		Body Corporate 22362		Support	That Body Corporate 22362 be removed from the low density zone and be included in the medium density zone	Reject		32	Urban - Frankton Road
389.1	FS1331.1	Mount Crystal Limited		Support	Rezone the Goldfields Heights area MDR	Reject		32	Urban - Frankton Road
389.1	FS1340.86	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.	Reject		32	Urban - Frankton Road
238.46		NZIA Southern and Architecture + Women Southern		Other	Requests deletion of rules 8.6.2.1 and 8.6.2.2 relating to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool and the expiry of the rule after five years. Requests all medium density projects should be before the Urban Design Panel and be assessed on high quality design including sustainable design principles.	addressed in chapter 8 further submission deferred to mapping	MDR Provisions	35	Urban - Ladies Mile
238.46	1242.74	Antony & Ruth Stokes	8.5.6.2	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	MDR Provisions NOT ADDRESSED IN RES HEARING AND THE ORIGINAL MUST BE THERE TO SHOW THE CONTEXT OF THE FURTHER	35	Urban - Ladies Mile
97.2		Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited	Map 34 - Fernhill and Sunshine Bay	Other	Rezone Lot 1 DP 21182 (OT12D/1648) to high density residential.	Reject		34	Urban - Fernhill
391.21		Sean & Jane McLeod	Map 34 - Fernhill and Sunshine Bay	Other	That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower slopes within 4-500m of Fernhill road	Reject	Duplicate with 391.7 for map 34	34	Urban - Fernhill
391.21	FS1271.3	Hurtell Proprietary Limited and others	Map 34 - Fernhill and Sunshine Bay	Support	Supports. Seeks approval of the areas identified as MDR zone.	Reject		34	Urban - Fernhill
479.2		Mr Trevor William Oliver	Map 34 - Fernhill and Sunshine Bay	Oppose	Opposes the Medium Density Zoning between Wynyard Crescent and Fernhill Road. Requests the following: •Retain the Low density residential zoning of the residential block between Wynyard Crescent and Fernhill Road. •Amend Plan 34 to show the land between Wynyard Crescent and Fernhill Road as Low Density Residential.	Reject	downzone	34	Urban - Fernhill
479.2	FS1271.6	Hurtell Proprietary Limited and others	Map 34 - Fernhill and Sunshine Bay	Oppose	Opposes. Seeks that local authority approve the areas identified as MDR zone.	Accept		34	Urban - Fernhill
699.1		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	That 139 Fernhill Road be zoned MDR in its entirety, as shown on the amended zone map included as Appendix 3.	Accept		34	Urban - Fernhill
699.2		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	That 10, 12, 14 and 16 Richards Park Lane be rezoned from LDR to MDR, as shown on the amended zone map included as Appendix 3.	Accept		34	Urban - Fernhill
699.3		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	That 20 Aspen Grove retain its MDR zoning, as shown on the amended zone map included as Appendix 3.	Accept		34	Urban - Fernhill
699.4		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	That 139 Fernhill Road be retained within the Visitor Accommodation Sub-Zone, as shown on the amended zone map included as Appendix 3.	Accept		34	Urban - Fernhill
699.5		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	That 10, 12, 14 and 16 Richards Park Lane and 20 Aspen Grove be included within the Visitor Accommodation Sub-Zone, as shown on the amended zone map included as Appendix 3.	Accept		34	Urban - Fernhill
699.53		Reddy Group Limited	Map 34 - Fernhill and Sunshine Bay	Not Stated	The applicant would like to modify Map 34 of the Proposed District Plan. This can be found on the last page of this applicants submission	Accept		34	Urban - Fernhill
821.1		Janice Kinealy	8.5.6	Oppose	Object to density change, specifically for Brisbane Street- from high density to medium density. - Size of buildings and recession planes are too large for the area.	Reject	downzone	35	Urban - Queenstown
821.1	FS1063.36	Peter Fleming and Others		Support	All allowed	Reject		35	Urban - Queenstown

**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
821.1	FS1265.1	DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch		Support	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area.	Reject		35	Urban - Queenstown
821.1	FS1268.1	Friends of the Wakatipu Gardens and Reserves Inc		Support	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area.	Reject		35	Urban - Queenstown
7.1		Sue Knowles		Oppose	That all properties within the High Density Residential Zone having access off the York Street right of way (including numbers 11, 9, 3 and 1) be rezoned to Low Density Residential.	Reject	very similar to 193.3 for map 35	35	Urban - Queenstown
7.1	FS1279.5	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Reject	Not relevant to submission 7 site	35	Urban - Queenstown
61.1		Dato Tan Chin Nam		Oppose	Rezone of all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential.	Accept		35	Urban - Queenstown
61.2		Dato Tan Chin Nam	Map 35 - Queenstown	Other	Rezone all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential.	Accept	Duplicate with 61.1 for map 35	35	Urban - Queenstown
70.2		Westwood Group		Support	Supports the proposed Business Mixed Use Zone , and suggests that it should also include the area from Boundary road to Robins road.	Reject	commercial	32	Urban - Queenstown
70.2	FS1059.9	Erna Spijkerbosch		Support	Support including Boundary Street to Robins Road as Business Mixed Use Zone.	Reject	commercial	32	Urban - Queenstown
70.3		Westwood Group	Part Seven - Maps	Support	Supports the proposed Business Mixed Use Zone , and suggests that it should also include the area from Boundary road to Robins road.	Reject	commercial	34	Urban - Queenstown
86.6		Jeff Aldridge	9.1 Zone Purpose	Support	Suggests that Gorge road should be looked at under this high density zone as a worker accomodation area.	Reject		32	Urban - Queenstown
102.1		PR Queenstown Ltd	16.1Purpose	Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
102.1	FS1059.12	Erna Spijkerbosch	16.1Purpose	Support	Support	Reject	commercial	32	Urban - Queenstown
102.1	FS1118.10	Robins Road Limited	16.1Purpose	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.	Reject	Stage 2 Land	32	Urban - Queenstown
102.3		PR Queenstown Ltd	Part Seven - Maps	Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose..	Reject	commercial	32	Urban - Queenstown
102.3	FS1059.51	Erna Spijkerbosch	Part Seven - Maps	Support	Support	Reject	commercial	32	Urban - Queenstown
102.3	FS1118.12	Robins Road Limited	Part Seven - Maps	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.	Reject	commercial	32	Urban - Queenstown
102.4	FS1059.52	Erna Spijkerbosch		Support	Support	Reject	commercial	32	Urban - Queenstown
103.1		Neki Patel	16.1Purpose	Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial duplicate??	32	Urban - Queenstown
103.1	FS1059.14	Erna Spijkerbosch	16.1Purpose	Support	Support	Reject	commercial	32	Urban - Queenstown
103.1	FS1118.14	Robins Road Limited	16.1Purpose	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.	Reject	commercial	32	Urban - Queenstown
103.2		Neki Patel	Part Seven - Maps	Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial duplicate??	32	Urban - Queenstown
103.2	FS1059.53	Erna Spijkerbosch	Part Seven - Maps	Support	Support	Reject	commercial	32	Urban - Queenstown
103.2	FS1118.15	Robins Road Limited	Part Seven - Maps	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.	Reject	Stage 2 Land	32	Urban - Queenstown
103.3		Neki Patel		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
103.3	FS1059.54	Erna Spijkerbosch		Support	Support	Reject	commercial	32	Urban - Queenstown
104.1		Hamish Munro	16.1Purpose	Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
104.1	FS1059.15	Erna Spijkerbosch	16.1Purpose	Support	Support	Reject	commercial	32	Urban - Queenstown
104.2		Hamish Munro	Part Seven - Maps	Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
104.3		Hamish Munro		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
107.1		Barry Sarginson		Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
107.2		Barry Sarginson	Part Seven - Maps	Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
107.3		Barry Sarginson		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
108.1		Clyde Macintrye	16.1Purpose	Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
108.2		Clyde Macintrye	Part Seven - Maps	Other	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
108.3		Clyde Macintrye		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.	Reject	commercial	32	Urban - Queenstown
193.1		Diane Dever	9.1 Zone Purpose	Oppose	Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.	Reject	Duplicate with 193.3 for map 35	35	Urban - Queenstown
193.3		Diane Dever	Map 35 - Queenstown	Oppose	Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.	Reject	Duplicate with 193.1 for map 35	35	Urban - Queenstown
208.41		Pounamu Body Corporate Committee	Map 35 - Queenstown	Support	The submitter supports the retention of Low Density Residential Zoning over that portion of land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road, as per the Operative Plan. Retain the Low Density Residential Zoning over those properties	Accept		35	Urban - Queenstown
208.42		Pounamu Body Corporate Committee	Map 37 - Kelvin Peninsula	Support	The submitter supports the retention of Low Density Residential Zoning over that portion of land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road, as per the Operative Plan. Retain the Low Density Residential Zoning over those properties	Accept	Duplicate with 208.41 for map 35	37	Urban - Queenstown

**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
238.13		NZIA Southern and Architecture + Women Southern		Other	Support in part with additional provisions. The QLDC Urban Design Panel should review all projects in the Town centre, Transitional Town Centre, Business Mixed Use, High Density Residential and Medium Density residential with more than 2 dwellings per site in order to give effect to the design objectives and rules in the plan. The UDP process is already in place and should be used consistently to provide full , regular and effective design review.	addressed in chapter 8 further submission deferred to mapping	addressed in chapter 8 further submission deferred to mapping	35	Urban - Queenstown
238.13	1242.41	Antony & Ruth Stokes		Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.3		NZIA Southern and Architecture + Women Southern		Other	There is a high emphasis on rural land in this chapter. It is also based almost entirely around preserving the natural or physical landscape. Landscape does not have boundaries. It continues right into the centre of our town centres and this needs to be recognised. Our urban environment – streets, parks, reserves, beaches and lake edges, built heritage and urban form are all an integral part of landscape. Landscape should be considered holistically Farming is a cultural construct, farmers are custodians of the land not museum curators.	addressed in chapter 8 further submission deferred to mapping	commercial	35	Urban - Queenstown
238.3	1242.58	Antony & Ruth Stokes		Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	addressed in chapter 8 further submission deferred to mapping	35	Urban - Queenstown
238.41		NZIA Southern and Architecture + Women Southern	8.2.1 Objective 1	Support	Supports in part, with suggested rewording as below. Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development. Medium density development will be realised within Urban Growth Boundaries and close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures. All medium density projects should appear before the Urban Design Panel or objective review authority and be assessed on high quality design including sustainable design principles.	addressed in chapter 8 further submission deferred to mapping	commercial	35	Urban - Queenstown
238.41	1242.69	Antony & Ruth Stokes	8.2.1 Objective 1	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.57		NZIA Southern and Architecture + Women Southern	9.1 Zone Purpose	Support	Supports in part. Requests objective review authority such as the Urban Design Panel.	addressed in chapter 8 further submission deferred to mapping	commercial	35	Urban - Queenstown
238.57	1242.85	Antony & Ruth Stokes	9.1 Zone Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.6		NZIA Southern and Architecture + Women Southern		Other	Support in particular high quality urban design outcomes. council also has a role to play ensuring the streetscape and natural features of the environment are exploited to achieve the best possible urban outcome. the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. mixed use should operate both sides of road. should be mixed use on gorge road and residential behind, potentially separated by creek. (see drawing)	addressed in chapter 8 further submission deferred to mapping	commercial	32	Urban - Queenstown
238.6	FS1242.34	Antony & Ruth Stokes		Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.62		NZIA Southern and Architecture + Women Southern	9.5.2	Other	Supports in part. Requests removing differences in building height for flat and sloping sites - with height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel.	addressed in chapter 8 further submission deferred to mapping	commercial	35	Urban - Queenstown
238.62	1242.90	Antony & Ruth Stokes	9.5.2	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.84		NZIA Southern and Architecture + Women Southern		Other	Supports in part. Add sentence below first paragraph and amend as follows: The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open and urban spaces and environmental image. The District's natural landscapes are experienced by residents and visitors at the 6 major town centres ( Queenstown, Wanaka, Arrowtown, Frankton, Kingston & Glenorchy). The quality of these town centre urban landscapes, and how they relate to natural landscape is integral to the natural landscape experience. The natural and physical landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape. Indigenous vegetation also contributes to the quality of the District's landscapes. Whilst much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes. The open character of productive farmland rural land is a key one key element of the landscape character which can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large farms and landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes. Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities. landholdings While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle development has a finite capacity if the District's distinctive rural and open landscape values are to be sustained. ...etc	addressed in Chapter 6 but FS deferred to mapping	commercial	35	Urban - Queenstown
238.84	1242.112	Antony & Ruth Stokes	6.2 Values	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.93		NZIA Southern and Architecture + Women Southern	Map 35 - Queenstown	Other	Supports in Part. Requests the Business Mixed Use zone be extended as shown on Map 1 attached to the submission. Requests the following: •Use the natural boundary with Horne Creek to separate the high density res from mixed use. •Put mixed use on main roads, high density behind. •Put in permeability linkages, not just Horne creek- base of Queenstown Hill , landmark buildings, green spaces, view shafts etc...(refer also permeability map attached to Queenstown Town Centre zone)	Reject	commercial	35	Urban - Queenstown
238.93	FS1059.85	Erna Spijkerbosch	Map 35 - Queenstown	Support	Generally support suggested wording re Gorge Road and Horne Creek although Horne Creek has very little locations where any 'walkway' could be achieved. Amenity values important. Much is via private property	Reject	commercial	35	Urban - Queenstown
238.93	FS1107.98	Man Street Properties Ltd	Map 35 - Queenstown	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	commercial	35	Urban - Queenstown
238.93	FS1216.3	High Peaks Limited	Map 35 - Queenstown	Support	Oppose and reject the submission as this will weaken the purpose of the Business Mixed Use Zone, which seeks to provide the regeneration of the Gorge Road area with an appropriate mix of compatible commercial and residential activities.	Accept	commercial	35	Urban - Queenstown
238.93	FS1226.98	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Map 35 - Queenstown	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	commercial	35	Urban - Queenstown
238.93	FS1228.3	Ngai Tahu Property Limited	Map 35 - Queenstown	Support	Oppose and reject the submission as this will weaken the purpose of the Business Mixed Use Zone, which seeks to provide the regeneration of the Gorge Road area with an appropriate mix of compatible commercial and residential activities.	Accept	commercial	35	Urban - Queenstown
238.93	FS1234.98	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Map 35 - Queenstown	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept	commercial	35	Urban - Queenstown
238.93	FS1238.3	Skyline Enterprises Limited	Map 35 - Queenstown	Support	Oppose and reject the submission as this will weaken the purpose of the Business Mixed Use Zone, which seeks to provide the regeneration of the Gorge Road area with an appropriate mix of compatible commercial and residential activities.	Accept	commercial	35	Urban - Queenstown
238.93	FS1239.98	Skyline Enterprises Limited & O'Connells Pavillion Limited	Map 35 - Queenstown	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept	commercial	35	Urban - Queenstown

**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
238.93	FS1241.98	Skyline Enterprises Limited & Accommodation and Booking Agents	Map 35 - Queenstown	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept	commercial	35	Urban - Queenstown
238.93	FS1242.121	Antony & Ruth Stokes	Map 35 - Queenstown	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept	commercial	35	Urban - Queenstown
238.93	FS1246.3	Trojan Holdings Limited	Map 35 - Queenstown	Support	Oppose and reject the submission as this will weaken the purpose of the Business Mixed Use Zone, which seeks to provide the regeneration of the Gorge Road area with an appropriate mix of compatible commercial and residential activities.	Accept	commercial	35	Urban - Queenstown
238.93	FS1248.98	Trojan Holdings Limited & Beach Street Holdings Limited	Map 35 - Queenstown	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	commercial	35	Urban - Queenstown
238.93	FS1249.98	Tweed Development Limited	Map 35 - Queenstown	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept	commercial	35	Urban - Queenstown
363.3		Body Corp 27490	Map 35 - Queenstown	Oppose	That the zoning for all of the York Street right of way (serving 1 to 17) be Low Density	Reject	Duplicate with 193.3 for map 35	35	Urban - Queenstown
410.4		Alps Investment Limited	Map 35 - Queenstown	Other	Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the map contained within the submission. Copied from submission point 410.6.	Accept	general support	35	Urban - Queenstown
503.2	FS1063.5	DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch		Oppose	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density) OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1 OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)	Reject	downzone	35	Urban - Queenstown
506.2		Friends of the Wakatiou Gardens and Reserves Incorporated		Not Stated	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density) OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1 OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)	Reject	Duplicate with 503.2 for map 35	35	Urban - Queenstown
506.2	FS1260.23	Dato Tan Chin Nam		Oppose	Zone the Area Medium Density Residential. The Area is ideally located and suitable for a greater intensity of development than the replacement zoning sought by the submitter (equivalent of the Operative Plan's High Density-Sub Zone CJ. The special character of the area sought to be recognised by the submitter can be accommodated while maintaining a medium density zoning.	Accept		35	Urban - Queenstown
506.2	FS1315.3	Greenwood Group Ltd		Oppose	This submission seeks (amongst other matters) that the area bounded by Hobart and Park streets to retain the current district plan provisions. Such an amendment to the Proposed Plan is opposed as it would give rise to inefficient use of land and restrictions to growth in an area where both location and accessibility provide cause for a development at a higher intensity.	Accept		35	Urban - Queenstown
599.1		Peter Fleming and others		Oppose	Abandon the medium density zone in Park Street area.	Reject	downzone, unclear	35	Urban - Queenstown
599.1	FS1265.2	DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch		Support	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area without having provisions for transport and car parking considered.	Reject		35	Urban - Queenstown
599.1	FS1268.2	Friends of the Wakatipu Gardens and Reserves Inc		Support	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area without having provisions for transport and car parking considered.	Reject		35	Urban - Queenstown
628.4		Neville Mahon	Map 35 - Queenstown	Other	Rezone the "Medium Density zoned land outlined in red in the submission to "High Density Residential". the land is generally bounded by Park Street and Brisbane Street.	Reject		35	Urban - Queenstown
628.4	FS1260.21	Dato Tan Chin Nam	Map 35 - Queenstown	Support	Zone the land identified in the submission High Density Residential. The land identified in the submission is located in close proximity to the town centre, and main public transport routes. The land is better suited for development enabled by a High Density Residential zoning.	Reject		35	Urban - Queenstown
628.4	FS1265.10	DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch	Map 35 - Queenstown	Oppose	That the submission be refused in its entirety.	Accept		35	Urban - Queenstown
628.4	FS1268.10	Friends of the Wakatipu Gardens and Reserves Inc	Map 35 - Queenstown	Oppose	That the submission be refused in its entirety.	Accept		35	Urban - Queenstown
641.1		Aws Trustees No 31 Limited		Support	Supports the proposed High Density Residential zone as it applies to the properties at 53, 57, 61 and 65 Frankton Road, shown on planning map 35.	Accept	general support	35	Urban - Queenstown
641.2		Aws Trustees No 31 Limited		Support	Confirms the HDR zone.	Accept	general support	35	Urban - Queenstown
641.2	FS1260.17	Dato Tan Chin Nam		Support	That the land identified in the submission be zoned High Density Residential. The land identified in the submissions, and in fact all of the land bounded by Adelaide and Suburb Streets, and Frankton Road is suited for intensive use given its proximity to the town centre and public transport routes.	Accept		35	Urban - Queenstown
686.4		Garth Makowski	Map 35 - Queenstown	Oppose	Rezone "Medium Density" zoned land (Belfast Terrace) High Density Residential Map 35.	Reject		35	Urban - Queenstown
722.1		Firestone Investments Limited	Map 35 - Queenstown	Not Stated	Confirm Lot 5 DP 351561 is zoned High Density Residential	Accept	general support	35	Urban - Queenstown
807.78		Remarkables Park Limited	Map 35 - Queenstown	Support	Retain the High Density Residential Zoning of land to the north of Man Street.	Reject	PC50, not in scope	35	Urban - Queenstown
807.78	FS1236.16	Skyline Enterprises Limited	Map 35 - Queenstown	Oppose	Believes that the leasehold site at the top of Brecon St should be re-zoned to 'Commercial Recreation & Tourism Sub-Zone' or alternatively, be zoned Queenstown Town Centre with a maximum height limit of 17.5m. Seeks that this submission be disallowed.	Reject	commercial	35	Urban - Queenstown
1359.2		Grant Keeley	Map 34 - Fernhill and Sunshine Bay	Oppose	Rezone 8 residential sections located at the north end of Kent Street (Queenstown) comprising 37 - 51 Kent Street Low Density Residential Zone, rather than High Density Residential Zone.	Reject	downzone	35	Urban - Queenstown
75.1		Peter Manthey	Map 37 - Kelvin Peninsula	Oppose	Rezoning the land parcel (adjacent to 18 Vancouver Drive Queenstown Hill) to a Non-developable Green Space Zoning .	Reject	downzone	37	Urban - Queenstown Hill
150.2		Mount Crystal Limited	Map 32 - Queenstown Hill, Gorge Road	Oppose	Rezone Lot 1 Deposited Plan 9121 (OT400/173) (Frankton Road) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be re-zoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).	Reject		32	Urban - Queenstown Hill
150.2	FS1340.65	Queenstown Airport Corporation	Map 32 - Queenstown Hill, Gorge Road	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.	Reject		32	Urban - Queenstown Hill



**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
336.1		Middleton Family Trust	Map 31 - Lower Shotover	Oppose	Amend the maps to remove any reference to the Queenstown heights Overlay Area.	Reject		31	Urban - Queenstown Hill
336.1	FS1340.76	Queenstown Airport Corporation	Map 31 - Lower Shotover	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.	Reject		31	Urban - Queenstown Hill
336.3		Middleton Family Trust	7.5.6	Oppose	Remove the reference to the Queenstown Heights Overlay Area.	Duplicate with 336.1 for map 31. also on map 31a		32	Urban - Queenstown Hill
354.1		Middleton Family Trust	Part Seven - Maps	Oppose	PDP maps are amended to remove any reference to the Queenstown Heights Overlay area.	This duplicate submission withdrawn by submitter	Duplicate with 336.1 for map 31. also on map 31a	31	Urban - Queenstown Hill
354.3		Middleton Family Trust	7.5.6	Oppose	Remove reference to the Queenstown Heights Overlay Area from 7.5.6.	This duplicate submission withdrawn by submitter	Duplicate with 336.1 for map 31. also on map 31a	31	Urban - Queenstown Hill
389.12		Body Corporate 22362	Map 32 - Queenstown Hill, Gorge Road	Oppose	At a minimum that Body Corporate 22362 be included in the medium density zone if not the whole of Goldfields (Location of submitters property not provided - see full submission.).	Reject		32	Urban - Queenstown Hill
389.12	FS1340.88	Queenstown Airport Corporation	Map 32 - Queenstown Hill, Gorge Road	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.	Reject		32	Urban - Queenstown Hill
391.22		Sean & Jane McLeod	Map 32 - Queenstown Hill, Gorge Road	Other	That the medium density zone is extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between.	Reject	Frankton Road only, larger option assumed	32 + 37	Urban - Queenstown Hill
391.22	FS1331.3	Mount Crystal Limited	Map 32 - Queenstown Hill, Gorge Road	Support	Rezoning the land owned by Mt Crystal a combination of MDR and HDR as sought in submission # 150	Reject		32 + 37	Urban - Queenstown Hill
391.22	FS1340.92	Queenstown Airport Corporation	Map 32 - Queenstown Hill, Gorge Road	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.	Reject		32 + 37	Urban - Queenstown Hill
543.5		P J & G H Hensman & Southern Lakes Holdings Limited	Map 35 - Queenstown	Not Stated	Rezoning the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside the Visitor Accommodation Subzone to High Density Residential.	Reject		37	Urban - Queenstown Hill
718.2		Allium Trustees Limited	Map 35 - Queenstown	Not Stated	Rezoning the "Low Density" zoned land outlined in black below to High Density Residential (refer to map in submission). The land is generally located between Manchester Place and Vancouver Drive.	Reject		35	Urban - Queenstown Hill
727.1		Belfast Corporation Limited	Map 35 - Queenstown	Not Stated	Rezoning the identified land on Belfast Terrace from "Medium Density" zone to High Density Residential zone. See submission for further detail.	Reject	similar/exact relief sought in 686.4 for map 35	35	Urban - Queenstown Hill
731.1		Mulwood Investments Limited	Map 35 - Queenstown	Other	Rezoning the land at 33 Belfast Terrace from "Medium Density" zone to High Density Residential. See submission for further detail.	Reject	similar/exact relief sought in 686.4 for map 35	35	Urban - Queenstown Hill
1359.1		Grant Keeley	Map 32 - Queenstown Hill, Gorge Road	Oppose	Rezoning 8 residential sections located at the north end of Kent Street (Queenstown) comprising 37 - 51 Kent Street Low Density Residential Zone, rather than High Density Residential Zone.	Reject	Duplicate with 1359.2 for map 35	35	Urban - Queenstown Hill
450.1		Alpine Estate Ltd	Map 39 - Arthurs Point, Kingston	Not Stated	"The submitter seeks that the property legally described as Lot 1 DP 12913 be rezoned from Low Density Residential to High Density Residential. Accordingly, the submitter seeks that Planning Map 39A is updated to reflect this change. The submitter seeks any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission." See full submission (450) for full maps.	Reject		39	Urban - Arthurs Point
494.1		Michael Swan	Map 39 - Arthurs Point, Kingston	Other	Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Supports that part of the land zoned Low Density Residential; opposes Rural Zoning over that part of the land that extends to the south of the proposed Low Density Residential Zoning; and opposes the urban Growth Boundary and Landscape Classification. Requests that council: - Delete part of the Rural Zoning from our property and extend the Low Density Residential Zoning in its place as shown on the map attached to this submission. - Extend the Urban Growth Boundary around the extended Low Density Residential Zone as requested above. By default this then deletes the ONL landscape classification from that part of the property. - The balance of the land remains Rural Zoning.	Reject		39	Urban - Arthurs Point
494.1	FS1281.1	Larchmont Developments Limited	Map 39 - Arthurs Point, Kingston	Support	That the submission be accepted in its entirety	Reject	This FS should be linked to 494 not 642	39	Rural - EDGE OF UGB - Arthur's point
494.1	FS1281.1	Larchmont Developments Limited	Map 39 - Arthurs Point, Kingston	Support	That the submission be accepted in its entirety	Reject	This FS should be linked to 494 not 642	39	Rural - EDGE OF UGB - Arthur's point
495.3		Darryl Sampson & Louise Cooper		Not Stated	Opposes the Landscape Classification over that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown). Extend the Urban Growth Boundary around the extended Rural Visitor Zone – Arthurs Point as requested. By default this then deletes the ONL landscape classification from that part of the submitters property.	Accept in part	Landscape, ODP Rural Visitor Zone	39	Urban - UGB Rural - Arthurs Point
642.3		Mandalea Properties	Map 39 - Arthurs Point, Kingston	Oppose	In respect of the land described as OT 163/305 being Lot 1 DP 20925, Arthurs Point Road, the submitter opposes that part of the property that is proposed to be zoned Rural and request that the land is zoned Rural Visitor Zone - Arthurs Point. AND The submitter opposes the Urban Growth Boundary. AND The submitter opposes the landscape classification.	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
495.1		Darryl Sampson & Louise Cooper	Map 39 - Arthurs Point, Kingston	Not Stated	supports that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown) that is zoned Rural Visitor Zone – Arthurs Point and seek no changes to the objectives, policies and rules associated with that zone. Adopt Rural Visitor Zone – Arthurs Point over this property. Opposes Rural Zoning over that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown) that extends to the south and east of the proposed Rural Visitor Zoning. Delete part of the Rural Zoning and extend the Rural Visitor Zoning in its place. Oppose the Urban Growth Boundary and Landscape Classification for the same reasons. Extend the Urban Growth Boundary around the extended Rural Visitor Zone – Arthurs Point as shown on the map attached to the submission.	Reject		39	Rural - EDGE OF UGB - Arthur's point

**Appendix 1 to the Section 42A Report - Queenstown Mapping - Area 1C**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
527.1		Larchmont Developments Limited	Map 39 - Arthurs Point, Kingston	Oppose	Amend Map 39 as follows; Rezone the area of land hatched on the Map attached to this submission from Rural zone to Low Density Residential	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
527.2		Larchmont Developments Limited	Map 39 - Arthurs Point, Kingston	Oppose	Amend Map 39 as follows; Relocate the UGB to include the area of land hatched on the map attached to this submission.	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
349.1		Sam Strain	Map 39 - Arthurs Point, Kingston	Oppose	Oppose Rural zoning on Lots 1 & 2 DP25724 and seek re-zoning to Low Density Residential.	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
349.2		Sam Strain	Map 39 - Arthurs Point, Kingston	Oppose	Apply the Urban Growth Boundary to Lots 1 & 2 DP25724	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
349.2	FS1344.4	Tim Tayler	Map 39 - Arthurs Point, Kingston	Support	Allow relief sought - The submitter requests it land to be rezoned from rural general to an alternative zone that provides for residential development. The further submitter considers that residential development in this location is appropriate and that the rural general zone inappropriate.	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
349.2	FS1348.5	M & C Wilson	Map 39 - Arthurs Point, Kingston	Support	Allow relief sought - The submitter requests it land to be rezoned from rural general to an alternative zone that provides for residential development. The further submitter considers that residential development in this location is appropriate and that the rural general zone inappropriate.	Reject	UGB	39	Rural - EDGE OF UGB - Arthur's point
790.3		Queenstown Lakes District Council	Map 35 - Queenstown	Oppose	Rezone the land known as the Commonage Sports Reserve legally identified as Section 1 Survey Office Plan 23185 and Section 2 Survey Office Plan 433650 from Rural to Medium Density Residential and modification of the urban growth boundary.	Accept	UGB	35	Rural - EDGE OF UGB - Queenstown Hill
790.8		Queenstown Lakes District Council	Map 35 - Queenstown	Oppose	That Lot 602 Deposited Plan 306902 located on Kerry Drive, Queenstown rezoned from Rural and Low Density Residential to entirely Low Density Residential and the consequential amendment of the Urban Growth boundary Line and ONL Line to the western boundary of this site.	Accept	UGB	35	Rural - EDGE OF UGB - Queenstown Hill
716.16		Ngai Tahu Tourism Ltd	Map 39 - Arthurs Point, Kingston	Not Stated	Rezone land legally described as SEC 1 SO 23662 SEC 4 SO 23901, PT SEC 3 SO 23901 BLK XIX SHOTOVER SO - MORNING STAR BEACH RECREATION RESERVE, SEC 133 BLK XIX SHOTOVER SO, LOTS 1-2 OP 25724, and the adjoining road reserve/marginal strip from "Rural General" to "Rural Visitor" or "Visitor". The location of this land is illustrated in this submission.	Reject		39	Rural - EDGE OF UGB - Arthur's point

**Appendix 2. Section 32AA Analysis**

## Appendix 2

### SECTION 32AA EVALUATION IN RELATION TO QUEENSTOWN URBAN – CENTRAL, WEST AND ARTHURS POINT (GROUP 1C)

This evaluation assesses the costs, benefits, efficiency, and effectiveness of changes to zoning, UGB and ONL boundaries that are being recommended in the s42A report.

#### 1. Change the shape of the Low Density Residential Zone (LDRZ) and Urban Growth Boundary (UGB) above Frankton Marina (Remarkable Heights Limited – 347)

<b>Recommended amendments to zoning and UGB and ONL boundaries (Queenstown Hill)</b>
Planning Maps 33 and 31a: Amendment to the UGB boundary where it crosses Queenstown Heights Limited property to incorporate all of Lot 102 DP411971, and rezone that land LDRZ

Costs	Benefits	Effectiveness & Efficiency
None	<p>Better align the UGB/ONL boundary with topography</p> <p>The site can be fully serviced</p> <p>Removes land that may otherwise diminish the intent of the meaning of "outstanding" in terms of section 6 ( b) of the RMA.</p> <p>The rezoning will enable 24 additional lots and therefore contribute in a minor way, to dwelling capacity.</p>	<p>The rezoning will enable efficient and effective use of the land for Low Density Residential purposes, and avoid a UGB artificially splitting a land parcel</p> <p>The rezoning will more efficiently relate to topography</p> <p>Will efficiently utilise existing infrastructure and road networks</p>

#### 2. Extend the Medium Density Residential Zone and UGB to incorporate all of Lot 1 DP 496901 on Vancouver Drive, known as the Commonage (Queenstown Lakes District Council – 790)

<b>Recommended amendments to zoning and UGB and ONL boundaries (Queenstown Hill)</b>
Planning Maps 32, 35 and 37: Amendment to the MDRZ and UGB boundary where it crosses Queenstown Lakes District Council property to incorporate all of Lot 1 DP 496901

Costs	Benefits	Effectiveness & Efficiency
None	<p>Better align the UGB/ONL boundary with land parcel boundaries</p> <p>The site can be fully serviced</p> <p>Removes land that may otherwise diminish the intent of the meaning of "outstanding" in terms of section 6 ( b) of the RMA</p> <p>The rezoning will enable 54 additional lots and therefore</p>	<p>The rezoning will enable efficient and effective use of the land for Medium Density Residential purposes, and avoid a UGB artificially splitting a land parcel</p> <p>Will efficiently utilise existing infrastructure</p>

	contribute to dwelling capacity.	
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**3. Extend the LDRZ and UGB to incorporate all of Lot 602 DP 306902 on Kerry Drive (Queenstown Lakes District Council- 790)**

<b>Recommended amendments to zoning and UGB and ONL boundaries (Queenstown Hill)</b>
Planning Maps 32, 34 and 35: Amendment to the LDRZ and UGB boundary where it crosses Queenstown Lakes District Council property to incorporate all of Lot 602 DP 306902

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
Potential loss of local purpose reserve amenities	<p>Better align the UGB/ONL boundary with land parcel boundaries</p> <p>The site can be fully serviced</p> <p>Removes land that may otherwise diminish the intent of the meaning of "outstanding" in terms of section 6 ( b) of the RMA.</p> <p>The rezoning will enable 6 additional lots and therefore contribute in a minor way, to dwelling capacity</p>	<p>The rezoning will enable efficient and effective use of the land for Low Density Residential purposes, and avoid a UGB artificially splitting a land parcel</p> <p>Will efficiently utilise existing infrastructure</p>

**4. Rezone 139 Fernhill Road and 10, 12, 14 and 16 Richards Park Lane in Fernhill to MDRZ (Reddy Group Limited - 699)**

<b>Recommended amendments to zoning (Fernhill)</b>
Planning Map 34: Amendment to the MDRZ to incorporate all of 139 Fernhill Road and 10, 12, 14 and 16 Richards Park Lane

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
None	<p>The proposed rezoning would provide a contiguous zone by joining two MDR zones currently separated by LDR</p> <p>The site can be fully serviced</p> <p>The site can be accommodated by transport infrastructure</p> <p>The rezoning will enable 3 additional lots and therefore contribute in a minor way, to dwelling capacity</p>	<p>The rezoning will enable efficient and effective use of the land for Medium Density Residential purposes</p> <p>Will efficiently utilise existing infrastructure</p>

**5. Rezone Lots 1 and 2 DP 25442 (31 Frankton Road) to High Density Residential Zone (HDRZ)  
(Millennium & Copthorne Hotels New Zealand Limited - 679)**

<b>Recommended amendments to zoning (Queenstown)</b>
Planning Maps 34 and 35: Amendment to the HDRZ to incorporate all of Lots 1 and 2 DP 25442

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
Potential adverse effects on amenity of adjoining blocks	<p>The site can be fully serviced</p> <p>The site is easily accessible to the Queenstown Town Centre by well-connected footpaths</p> <p>The rezoning will contribute to a compact urban form</p> <p>The rezoning will enable 59 additional lots and therefore contribute to dwelling capacity</p>	<p>The rezoning will enable more efficient and effective use of land for high density residential purposes close to the town centre</p> <p>The site is owned by one landowner which will enable efficient redevelopment under one zone type</p> <p>Will efficiently utilise existing infrastructure</p>

**6. Rezone the block bounded by Frankton Road, Adelaide and Suburb Streets to HDRZ (Dato Tan Chin Nam - 61)**

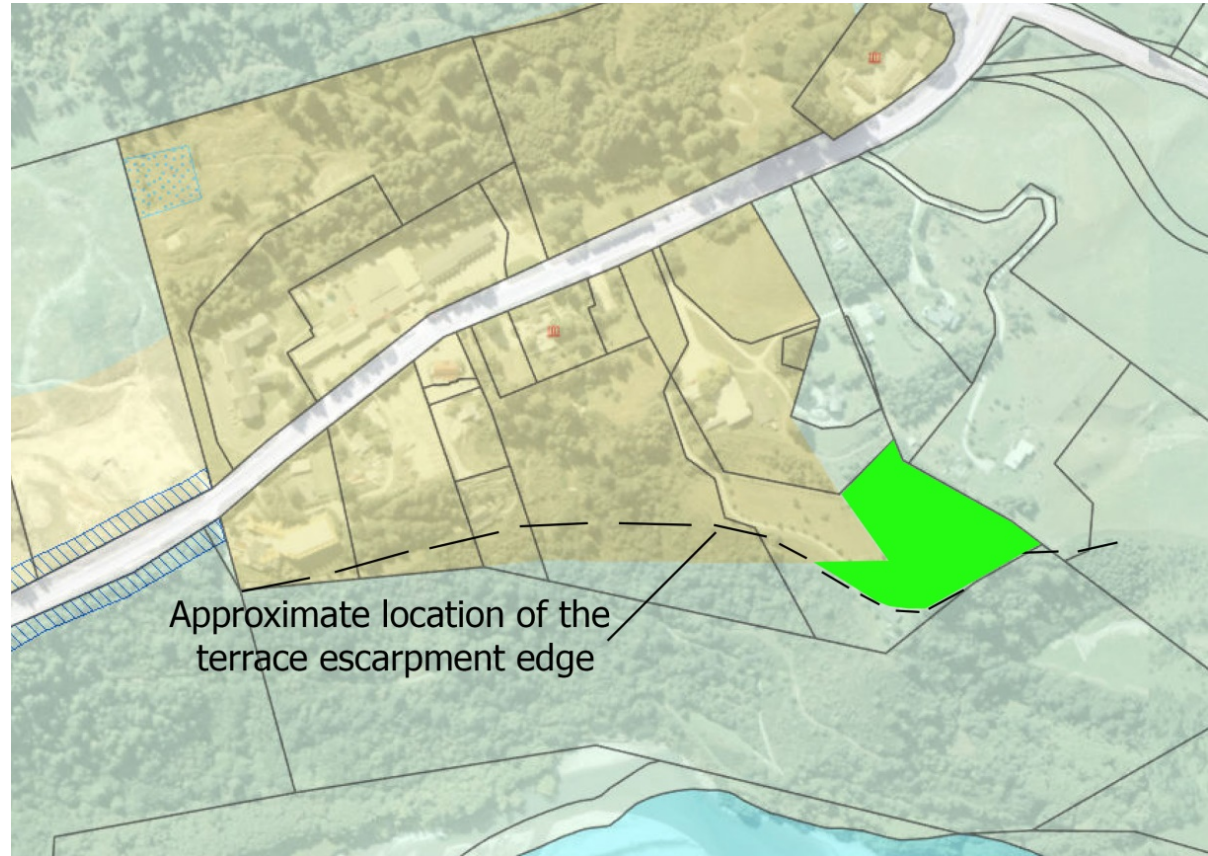
<b>Recommended amendments to zoning (Queenstown)</b>
Planning Maps 34 and 35: Amendment to the HDRZ to incorporate all the land bounded by Frankton Road, Adelaide and Suburb Streets

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
Potential adverse effects on amenity of sites within the block or adjoining blocks	<p>The site is easily accessible to the Queenstown Town Centre by well-connected footpaths</p> <p>The site can be fully serviced</p> <p>The rezoning will contribute to a compact urban form</p> <p>The rezoning will enable 64 additional lots, therefore contributing to dwelling capacity</p>	<p>The rezoning will enable more efficient and effective use of land close to the town centre for greater housing supply</p>

**7. Rezone part of Lot 2 DP 24233 in Arthurs Point to ODP Rural Visitor Zone (Darryl Sampson & Louise Cooper - 495)**

**Recommended amendments to zoning (Arthurs Point)**

Planning Map 39a: Amendment to the ODP RVZ and UGB boundary to incorporate some of Lot 2 DP 24233 in accordance with the following:



<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<p>Potential adverse effects on amenity of adjoining sites of building height, lack of setbacks and no minimum lot size</p>	<p>Better align the UGB/ONL boundary with land parcel boundaries</p> <p>The site can be fully serviced</p> <p>The rezoning will not adversely affect Arthurs Point Road</p> <p>Removes land that may otherwise diminish the intent of the meaning of "outstanding" in terms of section 6 ( b) of the RMA.</p> <p>The rezoning will enable 47 additional lots</p>	<p>The rezoning will enable efficient and effective use of the land for urban purposes, and avoid a UGB artificially splitting a land parcel</p> <p>The rezoning will more efficiently relate to topography</p>