

#	Further Submitter	Original submission	Summary of Further Submission	Recommendation
126	Erin Stagg (Sanderson Group and Queenstown Commercial Limited)	#33.5 (Threepwood Farm Residents Association and the Threepwood Custodians)	Supports the submission and seeks to be involved in any future process involving solutions for stormwater management.	Accept the further submission – see discussion in Section 11, Theme I.
		#44 (DOC)	Opposes parts of DOC submission including further offsetting and/or compensation for the loss of bird habitat, do not support the requirement for off-site monitoring.	Accept the further submissions – see Section 11, Theme I.
		#73 (Glenpanel Developments) #77 (Ladies Mile Syndicate) #105 (Maryhill Limited) #94 (Winter Miles Airstream) #108 (Milstead Trust)	Supports large parts of these submissions.	Accept the further submissions where the original submissions have been recommended to be accepted, otherwise Reject .
		#104 (Waka Kotahi)	Opposes the relief sought regarding reducing flexibility in infrastructure staging.	Reject the further submission – see Section 11, Theme H
127	Blair Devlin (Shotover Country Ltd)	#93.15 (Sanderson Group)	Supports the submission to make buildings within the BRA a discretionary activity rather than non-complying	Reject the further submission – see Appendix D, Rule 49.5.53 and Rule 49.4.25
128	Blair Devlin (Caithness Developments Ltd)	#93.15 (Sanderson Group)	Supports the submission to make buildings within the BRA a discretionary activity rather than non-complying.	Reject the further submission – see Appendix D, Rule 49.5.53 and Rule 49.4.25
		#104 (Waka Kotahi)	Opposes the relief sought regarding reducing flexibility in infrastructure staging.	Reject the further submission – see Section 11, Theme H.
129	Blair Devlin (Milstead Trust)	#44 (DOC)	Opposes parts of DOC submission including further offsetting and/or compensation for the loss of bird habitat, do not support the requirement for off-site monitoring	Accept the further submissions – see Section 11, Theme I.
		#73 (Glenpanel Development Limited) #105 (Maryhill Limited)	Supports large parts of these submissions.	Accept the further submissions where the original submissions have been recommended to be

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		#104 (Waka Kotahi)	Opposes Waka Kotahi's relief sought re reducing flexibility in infrastructure staging. Supports further discussion with QLDC re carparking.	Waka Kotahi's relief is accepted therefore Reject .
131	Kirsty Rusher (Koko Ridge Limited & W Foley)	#99 (Corona Trust)	Opposes majority of Corona Trust Submission (99)	Accept the further submission as most of #99's submission is rejected.
132		#104 (Waka Kotahi)	Opposes Waka Kotahi's relief sought re reducing flexibility in infrastructure staging.	Reject the further submission as Waka Kotahi's relief is accepted.
133	Murray Brass (Department of Conservation)	#100 (Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu)	Supports entire submission and relief sought – in line with general submission points of DOC.	Accept the further submission to the extent that #100 submission points are accepted.
134	Simon Berry (Winter Miles Airstream Limited)	#44 (DoC)	Opposes parts of DOC submission including further offsetting and/or compensation for the loss of bird habitat, do not support the requirement for off-site monitoring.	Accept the further submissions – see Section 11, Theme I.
		#77 (Ladies Mile Property Syndicate) #93 (Sanderson Group and Queenstown Commercial Limited) #105 (Maryhill Limited) #108 (Milstead Trust)	Supports the submissions.	Accept the further submissions where the original submissions have been recommended to be accepted, otherwise Reject .
		#104 (Waka Kotahi)	Opposes Waka Kotahi's relief sought re reducing flexibility in infrastructure staging.	Reject the further submission as Waka Kotahi's relief is accepted.
135	Alex Dunn (Doolytle and Son Limited)	#21 (N Fairweather)	Opposes submission seeking no more commercial zone	Accept the further submission as #35 is rejected.
		#49 (N Busst)	Supports that there be more facilities on eastern side of LM (49), and that the Doolytle Land be rezoned commercial even if the Variation is declined.	Accept the further submission as #35 is rejected.

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		#73 (Glenpanel Development Limited)	Supports Glenpanel submission (OS73.40) to make office activity restricted discretionary	Reject the further submission as the #73 submission point has been rejected.
		#93 (Sanderson Group and Queenstown Commercial Limited)	Supports Sanderson Group and Queenstown Commercial Ltd – relating to office activity, enabling large format retail tenancies and commercial precinct zoning to be increased in area / or rules enable greater flexibility for mixed-use activities within residential precinct.	Accept the further submission to the extent that the supermarket in the Commercial Precinct has increased in area.
136	Brendan Liggett (Kainga Ora)	#36 (Fire and Emergency New Zealand)	Oppose large part of FENZ submission (36), largely because building consent processes rather than RMA matters	Accept the further submission as many of #36 points are rejected.
		#46.2 (Shotover Country Limited)	Opposes building setbacks from state highways as are unnecessary and impede development – setbacks aren't provided for further south west as you travel down SH6 (support OS46.2).	Reject the further submission as the setbacks are retained.
		#73 (Glenpanel Developments Limited)	Opposes submissions seeking single detached dwellings Does not support 1-2 dwellings per site as a permitted activity, and opposes reduction in minimum density (40 – 48, to 25-30). Supports more enabling recession planes, yard setbacks, one building height for all of medium density precinct with no 'step-down', supports 3 dwellings on a site as a permitted activity, increase in commercial centre heights	Accept the further submission as the #73 points are rejected.
		#77 (Ladies Mile Property Syndicate)	Opposes Ladies Mile Property Syndicate submission re reduction in minimum density, and weakening of policy wording "avoid subdivision".	Accept the further submission as the #77 points are rejected.
		#93 (Sanderson Group and Queenstown Commercial Limited)	Opposes Sanderson Group submission with regards to – <ul style="list-style-type: none"> any weakening of "requiring higher residential densities" to "enabling"; opposes any reduction in minimum density; opposes provisions suggested for setback from rural living area as 	Accept the further submission as the #93 points are rejected.

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			that reduces density outcomes.	
		Unstated	Opposes setbacks from rural areas as impedes ability to achieve density outcomes.	Reject the further submission as the setbacks are retained.
		#104 (Waka Kotahi)	Opposes Waka Kotahi's reliance on standards 'metric setbacks' to identify the areas of land adjacent to State Highways and railway lines that require acoustic treatment.	Reject the further submission as the #104 points are accepted.
137	Werner Murray (Glenpanel Developments Limited)	#32.4 (L Martin)	Supports intent of reducing SH6 to 60 km/ph instead of 100 (32.4).	Accept the submission as the intent of #32 is supported.
		#5 (R Pettit) #23 (N Lisitsina) #119 (J Hamilton) #121 (DFoggo) #34 (D Andrew) #32.4 (L Martin)	Opposes submissions against Ladies Mile development as a whole	Accept the submission as the original submission points are generally rejected.
		#23 (N Lisitsina)	Oppose plan for future wastewater infrastructure.	Reject the further submission as future wastewater infrastructure is necessary
		#32.4 (L Martin)	Oppose a second bridge	Accept the further submission as a second bridge is not planned
		#33 (J Crane)	Opposes Threepwood land owner concerns and wider concerns about stormwater and Lake Hayes runoff – stating that not all sites drain towards Lake Hayes, and appropriate stormwater management can be achieved for those sites.	Reject the further submission as the #33 relief in respect of stormwater and effects on L Hayes is generally accepted.
		#20 (S Belk) #41 (S Pratley)	Opposes submissions relating to reducing density / heights.	Accept the further submission as the density and height rules are retained – see Appendix D and Section 11, Theme G
		#44 (DoC)	Opposes parts of DOC submission including further offsetting and/or compensation for the loss of bird habitat, do not support the requirement for off-site monitoring.	Accept the further submissions – see Section 11, Theme I.

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		#41 (S Pratley)	Oppose additional matters of discretion and assessment relating to ecological and natural values.	Reject the submission – see Section 11, Theme I.
		#33 (J Crane) #45.7 (Caithness Development Limited)	Supports better active transport links	Accept the
		#45.7 (Caithness Development Limited)	Supports removal of the prohibition on service stations (S45.7)	
		#77 (Ladies Mile Property Syndicate) #93 (Sanderson Group and Queenstown Commercial Limited)	Supports generally Ladies Mile Property Syndicate and Sanderson Group	Accept the further submissions where the original submissions have been recommended to be accepted, otherwise Reject .
		#101 (D Finlin)	Supports more thought into roading location.	Accept the further submission in relation to the eastern collector road location – as addressed in Section 12
		#102 (A Reid)	Opposes submissions against moving the ONL line further up Slope Hill as line is 'arbitrary'.	Reject the further submission – see Section 11, Theme D (landscape issues)
138	Werner Murray (Anna Hutchinson Family Trust)	#27 (J Robinson) #82 (Roman Catholic Bishop of Dunedin)	Supports in part submissions stating that Ladies Mile will not meet 2,400 additional homes and that people will not use active links and public transport – states this is a reason for submitters' original relief to be granted as it will alleviate these concerns and help reach density and increase active links. E.g. supports Bishop Michael Dooley's submission – and that inclusion of their land would contribute to increased land for this. E.g. submissions with concern for more worker housing – inclusion of their land would help alleviate this.	Reject further submission to the extent that the original submissions are recommended to be rejected
		#7 (S Waddingham) #19 (K Hill) #25 (J James) #35 (P Chudleigh)	Supports intents of variation providing mode shift e.g. proper walkways and pathways along the roads.	Accept the further submission
		#8 (N Sygrove)	Supports intent of submission that developers do not want to	Accept the further submission to the extent

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		#92 (S Brent) #95 (C Evans)	contribute to the Queenstown Lakes Housing Trust Supports intent to provide workforce housing for District	that the original submissions are accepted.
139	#77 (Ladies Mile Property Syndicate)	#44 (DoC)	Opposes parts of DOC submission including further offsetting and/or compensation for the loss of bird habitat, do not support the requirement for off-site monitoring.	Accept the further submissions – see Section 11, Theme I.
		#33 (Threepwood)	Support in part workable solution for wastewater and stormwater management	Accept the further submission – see Section 11 Theme I
		#73 (Glenpanel Developments Limited)	Largely supports Glenpanel Development submission – including that Variation is overly prescriptive; Mary Hill; Winter Miles Airstream, Milstead Trust	Accept the further submissions where the original submissions have been recommended to be accepted, otherwise Reject .
		#79 (Lake Hayes Estate Community Association)	Opposes submissions against the Variation as a whole.	Accept the further submission as submissions generally in opposition to the Variation are rejected – see Section 11, Themes A, B and D
		#104 (Waka Kotahi)	Opposes Waka Kotahi's relief sought re reducing flexibility in infrastructure staging	Reject the further submission as the #104 submission is largely accepted.
140	#82 (Bishop Michael Dooley (Roman Catholic Bishop of Dunedin))	#49 (N Busst)	Supports submissions re provision of more community facilities in the area to decrease reliance on Shotover Bridge, relief wanted in their original submission.	Accept the further submission as submissions generally in support of decreasing reliance on the SH6 for westwards travel
		#107 (Anna Hutchinson Family Trust) #108 (Milstead Trust)	Wants roads retained in notified locations.	Accept the further submission as roads are mostly retained in notified locations
141 LATE	Maree Baker Galloway (Maryhill Limited)	#73 (Glenpanel Development Limited)	Support amendments to development triggers to infrastructure upgrades, minimum density obligations, and the over-prescriptive nature of the Variation. (including OS73.4-8, 11, 14, 29, and 42)	Reject the further submission as #73 submission points on these matters are rejected – see Section 11, Themes F, G and H
		#104 (Waka Kotahi)	Supports vision, principles and rezoning and submission points relevant to achieving realistic densities, simplifying over	Accept or reject the further submission to the extent that the #104

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			<p>prescriptive urban design, providing greater flexibility in mixed use, commercial, and seasonal worker accommodation. OS104.1, 105.4, 10.5, 105.11, 105.13, 105.15, 105.17, 105.18, 105.20, 105.23, 105.36, 105.45,</p> <p>Opposes remainder – particularly the relief sought by Waka Kotahi 'avoidance' provisions relating to completion of infrastructure prior development including within (OS104.3, 104.14)</p>	points are accepted or rejected
		#93 (Sanderson Group)	Supports	Reject the further submission as #93 submission points on these matters are rejected – see Section 11, Themes F, G and H
		#94 (Winter Miles Airstream Limited)	Supports change to minimum density, mix of housing typologies, enablement of residential flats. OS94.4, 94.5, 94.10, 94.11, 94.20, 94.23, 94.31, 94.42, 94.43, 94.44, 94.45, 94.48, 94.49, 94.58	Reject the further submission as #94 submission points on these matters are rejected – see Section 11, Themes F, G and H
		#44 (DoC)	Opposes parts relating to bird habitat off setting & bird monitoring.	Accept the further submission as the aspects of #44 relating to offsetting and compensation are recommended to be rejected
		#45 (Caithness Developments Ltd)	Supports removal of necessary infrastructure prior to development Developers should pay a development contribution towards the work (no dependence on external agencies funding). Supports reconsideration of the activity status of residential flats.	Reject the further submission as #73 submission points on these matters are rejected – see Section 11, Themes F and H
		#46 (Shotover Country limited)	Supports reconsideration of the activity status of residential flats.	Accept the submission as residential flats status has been revised – see Appendix D, rule 49.4.7
		#77 (Ladies Mile Property Syndicate)	Supports flexible density within the High Density Residential precinct, visitor accommodation in the Medium and High Density Residential precincts. Supports clarification of rules (infrastructure and transport staging)	Reject the further submission as #77 submission points on these matters are rejected – see Section 11, Themes F, G and H

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			Supports removal of the requirement for infrastructure to be developed by third party agencies.	
142	Graeme Todd (Ladies Mile Pet Lodge)	<p>#36 (Fire and Emergency New Zealand)</p> <p>#51 (G Erving)</p> <p>#56 (AA Southern Lakes)</p> <p>#73 (Glenpanel Development Ltd)</p> <p>#80 (Koko Ridge Limited and W Foley)</p> <p>#83 (Otago Regional Council)</p> <p>#85 (No. 1 Hansen Road Limited)</p> <p>#86 (Ministry of Education)</p> <p>#93.51 (Sanderson Group and Queenstown Commercial Limited)</p> <p>#94 (Winter Miles Airstream Limited)</p> <p>#95 (C Evans)</p> <p>#99 (Corona Trust)</p> <p>#100 (Te Rūnanga o Ngāi Tahu, Papatipu Rūnanga)</p> <p>#101 (D Finlin)</p> <p>#102 (A Reid)</p> <p>#103 (T Allan)</p> <p>#105 (Maryhill Limited)</p>	Opposes submissions that support the Variation – Pet Lodge opposes the Variation.	Reject the further submission as original submissions supporting the Variation are accepted
		<p>#45 (Caithness Development Ltd)</p> <p>#50 (K Netzler)</p>	Opposes building restriction area.	Reject the further submission as the BRA are retained
		#104 (Waka Kotahi)	Inconsistencies between Waka Kotahi's plans and the Variation	Reject the further submission as #104 points are generally accepted
		<p>#107 (Anna Hutchinson Family Trust)</p> <p>#108 (Milstead Trust)</p>	Opposes the Hutchinson submission and Milstead Trust submission seeking extension of the Variation and UGB – not included in the 'Area of Focus' put forward by QLDC to the Minister, for approval to SPP.	Accept the further submission as #107 and #108 extensions/ changes are rejected – see Section 12

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143	Graeme Todd (Graeme Rodwell)	#107 (Anna Hutchinson Family Trust)	Hutchinson submission not 'on' the Variation. Opposes Hutchinson – entire submission. Opposes expansion of area included in variation and UGB - not included in the 'Area of Focus' put forward by QLDC to the Minister, for approval to SPP.	Accept the further submissions as #107 zone extension and changes are rejected – see Section 12
144	Graeme Todd (Dot and Hans Arnestedt)	#107 (Anna Hutchinson Family Trust)	Hutchinson submission is not 'on' the Variation. Oppose Hutchinson submission in entirety.	
145	Graeme Todd (Les and Lesley Huckins)	#107 (Anna Hutchinson Family Trust)	Hutchinson submission is not 'on' the Variation. Oppose Hutchinson submission in entirety.	
146	Graeme Todd (Robert and Joy Oakes)	#107 (Anna Hutchinson Family Trust)	Hutchinson submission is not 'on' the Variation. Oppose Hutchinson submission in entirety.	
147	Graeme Todd (Dan and Mitzi Cole-Bailey)	#107 (Anna Hutchinson Family Trust)	Hutchinson submission is not 'on' the Variation. Oppose Hutchinson submission in entirety.	
148	Graeme Todd (Park Ridge Limited)	#36 (Fire and Emergency New Zealand) #51 (G Erving) #56.1 (AA Southern Lakes) #73 (Glenpanel Development Ltd #80 (Koko Ridge Limited and W Foley) #83 (Otago Regional Council) #85 (No. 1 Hansen Road Limited) #86 (Ministry of Education) #93.51 (Sanderson Group and Queenstown Commercial Limited) #94 (Winter Miles Airstream Limited) #95.1 (C Evans)	Opposes submissions that support the Variation – Park Ridge opposes Variation as area unsuitable as is infrastructure.	Reject the further submission as the original submissions' points in support of the Variation are largely accepted

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		#99.1 (Corona Trust) #100 (Te Rūnanga o Ngāi Tahu, Papatipu Rūnanga) #101.1 (D Finlin) #102.1 (A Reid) #103.1 (T Allan) #105.1 (Maryhill Limited)		
		#104 (Waka Kotahi)	Inconsistencies between Waka Kotahi's plans and the Variation.	Reject the further submission as #104 points are generally accepted
		#107 (Anna Hutchinson Family Trust) #108 (Milstead Trust)	Opposes the Hutchinson submission and Milstead Trust submission seeking extension of the Variation and UGB – not included in the 'Area of Focus' put forward by QLDC to the Minister, for approval to SPP	Accept the further submissions as #107 zone extension and changes are rejected – see Section 12
149 LATE	Graham & Lynne Sim	#107 (Anna Hutchinson Family Trust)	General Support Oppose absence of landscape buffer and amenity access area on common boundary. HIB relates to residential zone – not urban/rural edge so zone extension would result in loss of rural amenity values at 75 Lower Shotover Road (fails to maintain landscape/amenity values of WBRAZ)	Reject the submission to the extent that the #107 zone extension and changes are rejected – see Section 12
150 LATE	Grant & Sharyn Stalker	#107 (Anna Hutchinson Family Trust)	Oppose rezoning of property from WBRAZ to Ladies Mile Zone Oppose relocation of position of intersection on Lower Shotover Road and Structure Plan Roading	Accept the further submissions as #107 zone extension and changes are rejected – see Section 12