The following table provides further analysis of the PDP objectives and policies identified in s7.2.1 of the Section 32 Report.

Provision	Analysis
Strategic Policy 3.3.6: Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District.	The proposed plan change recognises the important contribution of the Queenstown Airport to the community as it does not seek to amend any provisions that provide for the airport's efficient operation. Proposed Policy 21.2.7.1(a) does not detract from Policy 3.3.6 as it seeks to merely recognise a historic land swap between Council and the applicant. It does not seek to enable any additional sensitive activities, rather it enables a healthcare facility to be established on additional land. The proposed matter of discretion requires reverse sensitivity effects on the airport to be considered as part of a resource consent application, therefore providing recognition of Queenstown airport in accordance with Policy 3.3.6. Therefore, the proposed changes to the policies and rules are consistent with the PDP planning framework.
Urban Development Policy 4.2.2.14: Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.	The provision of any new ASAN 'healthcare facility' within the plan change area is proposed to be assessed by the same provision currently applicable to the healthcare facilities in the Frankton Flats zone. Proposed Rule 21.4.36A seeks to introduce one healthcare care facility in the plan change area provided a healthcare facility is not already consented in the Frankton Flats Special Zone as a restricted discretionary activity. The matter of discretion posed for this rule is: *the matter of reverse sensitivity effects on airport activities located at Queenstown Airport.* It is also proposed to amend the acoustic insultation requirements at Rule 21.5.6 to ensure that buildings housing healthcare on the plan change land are appropriately acoustically insulated. Through these proposed changes any reverse sensitivity noise effects can be considered by Council through a resource consent process.
Urban Development Policy 4.2.2.15: Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.	As stated above, the provision of new ASAN 'healthcare facilities' within the plan change area, will be considered by the proposal of new Rule 21.4.36A. The matter of discretion posed for this

	rule is: *the matter of reverse sensitivity effects on airport activities located at Queenstown Airport.* It is also proposed to amend the acoustic insulation requirements at Rule 21.5.6 to ensure that buildings housing healthcare on the plan change land are appropriately acoustically insulated, to avoid internal aural amenity effects. Through this provision any reverse sensitivity noise effects can be considered by Council through a resource consent process.
Urban Development Policy 4.2.2.16: Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.	The proposed plan change corresponds with this policy as it is not seeking to introduce any more ASANs than are currently provided for in the PDP planning framework. Instead, it is seeking to return the area of land subject to the Frankton Flats Zone provisions for healthcare facilities to a similar extent pre-land swap agreement (without rezoning the plan change land area). Any potential reverse sensitivity effects will remain a matter of discretion council can consider for any future resource consent application.
Urban Development Policy 4.2.2.17: Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise boundary or Outer Control boundary are designed and built to achieve appropriate Indoor Design Sound Levels.	The matter of discretion proposed in Rule 21.4.36A corresponds with the intent of this policy. Once again, it is important to acknowledge that that the proposed plan change does not seek to enable any additional sensitive activities, rather it enables a healthcare facility to be established on additional land. A resource consent application for any healthcare facility on this land will be required, and Council will be empowered to exercise discretion via the proposed consenting pathway in relation to any reverse sensitivity effects in relation to Queenstown Airport.
Rural Zone Objective 21.2.1: A range of land uses, including farming are enabled while protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes, maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values, maintaining or enhancing amenity values within the rural environment, and maintaining or enhance nature conservation values.	The site subject to the proposed plan change, while currently zoned rural under the ODP, no longer retains a rural character, nor hosts rural activities. This is evidenced by the resource consents that have been granted on the plan change land which are of an urban/commercial nature. There are no ONFLs or ONLs on the plan change area, and the site is fully encompassed by urban and community purpose zoned areas. The proposal is seeking to promote consistency in the application of the PDP planning framework.
Rural Zone Objective 21.2.7: An area that excludes activities which are sensitive to aircraft noise, is retained within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.	The subject site is located in the airport's Outer Control Boundary, however, the proposal is not increasing the sensitive activities already provided for by the planning framework that can take place here. The proposal will retain the provisions that currently apply to the Frankton Flats Special Zone,

	and other existing ASANs in the Outer Control boundary.
Noise Objective 36.2.1: The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.	This objective seeks to control the emission of noise from activities such as the airport. The proposed policy and rules do not seek to amend or change the PDP's provision of noise emissions generated by the Airport, thus the proposed plan change is not contrary to Noise Objective 36.2.1.

This table identifies the relevant higher order provisions of the PDP. They require no change for the reasons outlined in the table below.

Provision	Analysis
Objective 3.2.1: The development of a prosperous, resilient and equitable economy in the District.	No change is required to this objective. The proposal is highly specific and will have no effect on the economic resilience of the District.
Objective 3.2.2: Urban growth is managed in a strategic and integrated manner	No change is required to this objective. The proposal promotes consistency in the application of the PDP planning framework across the urban area subject to the proposed plan change.
Objective 3.2.3: A quality-built environment taking into account the character of individual communities	No change is required to this objective. The proposed plan change will uphold the provisions that consider the quality and character of the built environment.
Objective 3.2.6: The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.	No change is required to this objective. The proposal will continue to provide for the wellbeing of the district's residents and communities as it will provide a consenting pathway for healthcare facilities in an easily accessible location.
Objective 4.2.2 A: Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that: i. is coordinated with the efficient provision, use and operation of infrastructure and services; and ii. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.	No change is required to this objective. The proposed plan change is not seeking to introduce additional incompatible activities sensitive to aircraft noise. It is seeking to restore the extent of the land subject to the Frankton Flats Zone provision for healthcare facilities to a similar extent prior to the land-swap.