Section 92 Request Tracking Table

Site / Project	Five Mile Centre Private Plan Change Request 28-30 Grant Road and 3 Murchison Road, Frankton	Last Updated	18/11/2026

Dear Sean

Further Information Response for Private Plan Change Request to the Proposed District Plan – Rural General Zone and Operative District Plan Frankton Flats Special Zone

Thank you for your email dated 14 August 2026 which set out a further information request arising from your review of the above application. Our response is provided in the table below and is supported by the following attachments:

- Attachment 1: Objective and policy table
- Attachment 2: Updated s32 report
- Attachment 3: Transportation assessment

	Section 92 Item	Action / Response
1	Amend references within the report to accurately reference the correct figures.	The s32 report has been amended accordingly.
1[1]	Confirm, if any, the effects regarding transport and/or changes to site access will occur through the development of a 900m² Health Care Facility within the Frankton Flats A Zone to Lot 10 DP 486920 or Lot 6 DP 476309	Please refer to the transportation assessment by TPC included as **Attachment 3**. There are no changes to the site access.
2	Confirm the outcome of those meetings, including if any written agreement exists between the Applicant and QAC regarding the proposed changes in consultation section (Section 5)	No written agreement was sought nor provided as a result of the meetings with Queenstown Airport. The outcome of the first meeting was that the applicant could prepare a PPC, which was provided to Queenstown Airport for review in December 2025. A meeting was held in April 2026 to discuss the change that Queenstown Airport sought to the provisions. This was to separate out the amended policy to be on its own. The change was made and formed part of the submitted documentation.
3	Provide assessment on who is directly affected by the proposed change, including justification for the parties have been identified as being affected by the proposed changes.	The purpose for the rule in the ODP and PDP relates to reverse sensitivity effects from aircraft noise on ASAN. Section 5.3 of the s32 report requests limited notification to Queenstown Airport. No other persons are considered to be adversely affected by the change for the reasons set out in Section 6.0 of the s32 report,

[1] Numbering from the s92 letter

	Section 92 Item	Action / Response
		the acoustic assessment, and the appended transportation report.
4	If additional people are identified as potentially directly affected by the proposed change, provide details any consultation undertaken (if any).	No other persons are considered to be adversely affected by the change, and therefore no other consultation has been undertaken.
5	Provide confirmation that the health care facility provision in Section 12.18.3.3(ii) and 12.18.3.5 of the ODP is unrealised, and that no existing health care facilities exist within the Frankton Flats Zone. If such activities do exist, include this into the Section 32 Options costs and benefits analysis.	The QLDC PDP definition of 'healthcare facility' is: '*Land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.*' There is one physiotherapy business of 122m² that meets the definition of a healthcare facility located within the Frankton Flats Zone as a tenant. It is important to note that should the healthcare facility be operating on the Frankton Flats zoned land, then the provisions proposed in the PPC preclude a further facility on the Plan Change land. However, if the healthcare facility on the Frankton Flats land ceases to operate in this location as a tenant, the PPC enables that activity to establish on the Plan Change land (by way of restricted discretionary activity resource consent). Therefore, the presence of a healthcare facility on the Frankton Flats zoned land does not frustrate the PPC as while the activities cannot occur concurrently on the two different parcels of land, it does allow the applicant a consenting pathway in the future should there no longer be a healthcare facility on the Frankton Flats land. It simply affords that spatial flexibility that the applicant had prior to the land swap.
6	Include further analysis of why the proposed restricted discretionary activity status for the proposed activity is the most appropriate way to manage the activities effects.	The Section 32 report has been updated to further analyse why the proposed restricted discretionary activity status is the most effective and efficient activity status for the proposed plan change.

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7	Provide further analysis of why the consenting pathway within the Frankton Flat's Special Zone is appropriate for the plan change land which is within the Rural Zone of the Proposed District Plan within the Section 32 options analysis.	Table 1 Option 2 in section 7.2.2 of the Section 32 report has been updated to provide further analysis of why the consenting pathway in the Frankton Flats Special Zone is appropriate for the plan change area.
8	Include analysis of Status quo option's efficiency and effectiveness which includes the existing consenting pathway within the Frankton Flats Special Zone.	Table 1 in section 7.2.2 of the Section 32 report has been updated to include analysis of the status quo option of the existing consenting pathway within the Frankton Flats Special Zone.
9	Provide further analysis to show that the proposed changes to policies and rules to the plan change land achieve the relevant objectives of the PDP identified in Section 7.2.1 of the Section 32 Report and are generally consistent with the PDP planning framework.	Refer to Attachment 1 which includes an analysis of these objectives.
10	Provide analysis which shows that no changes are required to the identified higher order provisions of the PDP refer to at Section 7.2.1 as a result of the changes proposed. If this is not possible, show the changes required to the identified provisions.	Refer to Attachment 1 which includes an analysis of these objectives. This demonstrates that no changes are required to the provisions for this very discrete plan change matter.