

**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

**REPLY OF ROSALIND DEVLIN
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

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

6 October 2017

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1. INTRODUCTION

1.1 My full name is Rosalind Devlin. I am a self-employed planner and have been engaged by Queenstown Lakes District Council (**Council**) to prepare this officer's report for rezoning requests in the Queenstown Urban – Central, West and Arthurs Point area (Group 1C).

1.2 My qualifications and experience are set out in my evidence in chief dated 24 May 2017. I have filed the following evidence in this hearing:

- (a) Section 42A report, dated 24 May 2017;
- (b) Rebuttal evidence, dated 7 July 2017;
- (c) Supplementary rebuttal evidence, dated 11 July; and
- (d) Summary of evidence, dated 21 July 2017.

1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.

1.4 I have reviewed the supplementary and summary evidence filed by other expert witnesses on behalf of submitters, attended part of the hearing on 7, 22 and 24 August 2017, and have been provided with information from submitters and counsel at the hearing, including reports of what has taken place at the hearing each day that relates to my evidence and recommendations.

1.5 This reply evidence covers the following issues:

- (a) general and specific submission matters raised by the Hearing Panel (**Panel**); and
- (b) supplementary/summary evidence and submissions made by, and on behalf of, submitters who appeared at the

hearing and consideration of that information to the extent there remains any disagreement, or if my recommendation has changed from my evidence in chief or rebuttal.

1.6 The following information is attached as Appendices:

- (a) Appendix 1: Updated Table of recommendations to Group 1C submissions;
- (b) Appendix 2: Table of submissions recommended to be accepted or accepted in part that require changes to the PDP Maps;
- (c) Appendix 3: Revised Recommended Provisions - Chapter 7;
- (d) Appendix 4: Section 32AA Evaluation; and
- (e) Appendix 5: Email from Sean McLeod regarding submission 391.

1.7 This Reply should be read in conjunction with the statements of evidence referred to in paragraph 1.2 above.

1.8 For certain submissions, I have changed my recommendation from my position in my evidence in chief and/ or rebuttal evidence (I have provided a s32AA evaluation in **Appendix 4** for these changes), and now recommend the following additional rezonings:

- (a) extend the Medium Density Residential Zone (**MDR**) on Queenstown Hill to incorporate all of Lot 13 DP 27397 (P J & G H Hensman & Southern Lakes Holdings Limited (543));
- (b) rezone Lot 1 DP 21182 at 102-108 Wynyard Crescent, Fernhill from Low Density Residential Zone (**LDR**) to MDR (Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited (97));
- (c) rezone the lower part of Lot 1 DP 12913 at 153 Arthurs Point Road from LDRZ to MDRZ and retain the existing Building Restriction Area (**BRA**) (Alpine Estate Limited (450)); and
- (d) rezone part of Lot 2 DP 24233 in Arthurs Point from Rural to MDRZ with a BRA over the remaining Rural part of the site (Darryl Sampson and Louise Cooper (495)).

1.9 I recommend a new policy for the Queenstown Heights Overlay (**QHO**) be included in Chapter 7 – Low Density Residential, and that the relevant rules (noted in Reply Chapter 7 as transferred to this hearing) be retained as they appear in Reply chapter 7.

1.10 A summary of my final recommendations on all Queenstown Group 1C rezoning submissions is attached at **Appendix 1**.

2. GROUP 1 – QUEENSTOWN HILL ABOVE MARINA

BODY CORPORATE 22362 (389) AND SEAN & JANE MCLEOD (391)

2.1 I have considered the questions from the Panel, and the information and evidence presented by Mr McLeod for Body Corporate 22362 (389) and Sean & Jane McLeod (391).

2.2 I maintain my recommendation that submission 391 seeking large-scale upzonings of much of Frankton Arm and Fernhill should be rejected.

2.3 With regard to the submission by Body Corporate 22362 (389), I have reconsidered the rezoning request, having reviewed Mr McLeod's evidence presented at the hearing. The Body Corporate site, part of 'Goldfields', is almost fully developed, with little developable land remaining, and given the time period of development (1990s onwards) there are no older dwellings or cribs earmarked for redevelopment. As such, I agree with Mr McLeod that the Council's estimate of yield for the site of 120-130 additional lots is unrealistic for the PDP timeframe. I consider that a more realistic estimate of yield would be much lower, from zero to 30 units, as Mr McLeod considers, as a resident of the site.¹ I agree with Mr McLeod that the site is already mostly developed in a similar manner to MDR, with smaller lot sizes than would be expected under LDR, and attached units or townhouses. As such, I consider that rezoning the site to MDR would both reflect the underlying pattern of development, and would avoid future technical non-compliances whereby an extension or garage, for example, might breach LDR rules.

¹ See Appendix 5.

- 2.4** I had initial concerns about this site being a 'spot zone' of MDR surrounded by LDR. I consider that there is scope within submission 391 (which sought MDR over much of the land above Frankton Road) to expand a potential MDR zone from the Body Corporate site over adjoining parts of Goldfields and to connect with the Mount Crystal Limited (150) site, which I have recommended also be rezoned MDR. This would create a large MDR zone of approximately 190,000m².
- 2.5** With this in mind, I have sought advice from Mr Glasner and Ms W Banks in regard to their concerns about infrastructure and transport matters.
- 2.6** Mr Glasner was opposed to the original MDR rezoning request because of the infrastructure requirements for 120-130 additional lots. Mr Glasner considers that there is still insufficient information available to determine the trigger point for an upgrade of the wastewater or water networks. Given the lack of information on how the potential additional 30 lots would be serviced, Mr Glasner is still opposed to the rezoning request.
- 2.7** Ms W Banks has assessed the potential 30 lot yield, and is not opposed to this reduction in yield from a transport perspective, because the additional traffic movements at the Goldfield Heights/Frankton Road intersection would not be detrimental to the road network.
- 2.8** Although some concerns have been addressed through the reduction of potential yield, given Mr Glasner's ongoing concerns about insufficient information on infrastructure matters, I continue to recommend that the rezoning request should be rejected.

MIDDLETON FAMILY TRUST (336)

2.9 I have considered the evidence presented by Mr Nicholas Geddes for the Middleton Family Trust (336). In regard to the differences between the Operative District Plan (**ODP**) and PDP in regard to the Queenstown Heights Overlay (**QHO**), Mr Geddes is correct in noting that ODP Part 7 (Residential Areas) does not include a site density for the QHO; it is only found in the subdivision chapter as a minimum lot size.

2.10 This discrepancy was addressed by Ms Amanda Leith in hearing stream 6 (Residential) but was deferred until this hearing stream. In reply Chapter 7, the notified site density standard for the QHO was recommended to be renumbered as rules 7.4.8.1(a) and 7.4.9.1(a), but these were noted to have been transferred to the rezoning hearings.

2.11 I retain my view that no evidence has been provided to address the QHO natural hazards matters, and therefore I am not satisfied that the minimum lot size (or entire QHO) should be removed. I concur with Ms Leith's analysis and recommendations set out in her s42A report (paragraphs 9.42 – 9.47). In summary, and as stated in my rebuttal evidence, I consider that the PDP simply corrects an ODP anomaly by including 1 lot or 1 unit per 1,500m² in both the Low Density Residential, and Subdivision and Development Chapters. I therefore recommend that the site density restriction for the QHO be reinstated within Reply Rules 7.4.8.1(a) and 7.4.9.1(a), with any proposal for additional density being non-complying under Reply Rule 7.4.1. I also recommend inclusion of a new policy for the QHO, given that there are no objectives or policies for the QHO in either the ODP or PDP:

Policy 7.2.1.3 Ensure all development within the Queenstown Heights Overlay area provides an assessment of the risk from natural hazards to people and property.

2.12 I understand that the Panel has received legal advice that confirms that it is not prevented from amending the overlaying objectives and policies where a submitter has only sought amendment to the

relevant rule(s), as long as the amendment does not go beyond what is fairly and reasonably raised in the submission.²

- 2.13** In summary, I maintain my recommendation that the rezoning submission should be rejected.

MOUNT CRYSTAL LIMITED (150)

- 2.14** I have considered the evidence presented by Mr Sean Dent for Mount Crystal Limited (150) in support of rezoning the site to MDR. In response to questions from the Panel in regard to development under MDR and a comprehensive residential development (**CRD**) under ODP LRD (1 unit per 200m²), I note that Ms Leith recommended in her Right of Reply for hearing stream 6 that CRD provisions in PDP Chapter 7 were not warranted because a proposal for greater density under Rules 7.4.10 or 7.4.1 would have the same effect as the ODP CRD rule.

- 2.15** Taking into account the reduced boundary setbacks and building coverage provisions, and slightly more enabling height for MDR, I consider that it is more enabling overall than the ODP LDR CRD provisions. I maintain my recommendation set out in my rebuttal evidence that the site should be rezoned MDR.

3. GROUP 3 – DOWNZONES

GRANT KEELEY (1359)

- 3.1** The Panel asked me to consider capital and land values in regard to Kent Street. A Colliers market summary for 2017³ notes that the median sale price for dwellings in this District was \$847,250 and for sections was \$444,958 in 2016. In regard to the Kent Street area (and immediate surrounds), the website 'homes.co.nz' provides computer estimated median market values of:

² Released by Panel Minute dated 4 August 2016.

³ Market Summary Queenstown & Wanaka 2017, Colliers International.

- (a) \$950,000 - \$1,500,000 for dwellings; and
- (b) \$570,000 – \$745,000 for vacant sections.

3.2 These compare to the July 2014 rating values for the same area:

- (a) \$430,000 - \$2,540,000 for dwellings; and
- (b) \$360,000 – \$475,000 for vacant sections.

3.3 With regard to sales, the following are listed on homes.co.nz in the general vicinity of the submission site (37-51 Kent Street):

- (a) 55 Kent Street: \$1,500,000 (January 2016), 2014 rating value \$1,130,000, September 2017 market value \$1,905,000;
- (b) 55 Hallenstein Street: \$950,000 (June 2017), 2014 rating value \$430,000, September 2017 market value \$950,000;
- (c) 3 Kerry Drive: \$1,150,000 (April 2016), 2014 rating value \$510,000 (vacant section), September 2017 market value \$1,380,000;
- (d) 8 Poole Lane: \$1,650,000 (March 2017), 2014 rating value \$790,000, September 2017 market value \$1,695,000; and
- (e) 29 Dublin Street: \$2,115,000 (May 2017), 2014 rating value \$1,080,000, September 2017 market value \$2,130,000.

3.4 The figures above indicate that there is a high value of improvements in this area. It is unlikely that sites with very high values of improvements will be redeveloped in the near future, as these may be recently completed or otherwise high-end dwellings or units.

3.5 While there appear to be few vacant sections remaining in this area, and few sites with older dwellings that may be redeveloped, I maintain my recommendation that the notified High Density Residential (**HDR**) zoning is the most appropriate zone for this area. I therefore maintain my recommendations set out in my Group 1C evidence that the submission by Grant Keeley (1359) seeking LDR rezoning should be rejected.

4. GROUP 4 – OTHER REZONINGS

ALLIUM TRUSTEES LIMITED (718)

4.1 I have reviewed Ms Leith's evidence that there may be scope within generic submissions (238 and 391) for the HDR rezoning sought to be expanded over a wider area of Queenstown Hill. Submissions 686, 727 and 731 also sought HDR over land in this location.

4.2 I maintain my general concerns expressed for this submission, and others nearby (such as 543, discussed in the following paragraph) about HDR in this location, and I note Ms W Banks' opposition to HDR from a transport perspective. Overall, I consider that MDR is more appropriate in this location, and I therefore maintain my recommendation that the land subject to the submission by Allium Trustees Limited should be rezoned MDR.

P J & G H HENSMAN & SOUTHERN LAKES HOLDINGS LIMITED (543)

4.3 I have considered the evidence presented at the hearing by Mr Timothy Walsh for P J & G H Hensman & Southern Lakes Holdings Limited (543) in regard to geographic scope of the submission. I consider that rezoning southern part of the site (with a withdrawn VA overlay) is within scope of submission 391, as it falls within the geographic area covered by that submission). Given that there is no opposition from Council's experts to rezoning the entire site, I therefore amend my assessment and recommend that the whole site should be rezoned MDR.

QUEENSTOWN LAKES DISTRICT COUNCIL (790)

4.4 I have considered the questions from the Panel and submitter evidence presented at the hearing for the Council site on Kerry Drive.

4.5 In regard to the Panel's questions about the part of 15 Kerry Drive, which adjoins the submission site on Kerry Drive, being part zoned Rural and part LDR, I agree that this seems to add unnecessary zoning complications, particularly as the Kerry Drive properties

(‘Commonage Villas’) have been constructed over the Rural zoned part of the land.

- 4.6** I do not consider I have scope within submission 790, which was very specific in regard to the Council’s site (Lot 602 DP 306902), to recommend that the adjoining site at 15 Kerry Drive also be rezoned LDR. If I did have scope, I would agree with the suggestion to ‘tidy up’ the split zonings in this area and realign the zone boundaries with lot boundaries.
- 4.7** I agree with Ms Holden that pedestrian access through the Council’s Kerry Drive site would be most appropriately addressed if and when the Council seeks to revoke the reserve status of the land under the Reserves Act 1977 public consultation process.
- 4.8** I therefore maintain my recommendations that this submission should be accepted.

5. GROUP 6 – PARK STREET

- 5.1** I have considered submitter evidence⁴ presented at the hearing and filed after the hearing in regard to the Park Street area for DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch (503), Friends of the Wakatipu Gardens and Reserves Incorporated (506), Janice Kinealy (821), and Peter Fleming and Others (599). These submissions oppose the notified MDRZ relating to the Park Street area near Queenstown Gardens.
- 5.2** I have reviewed the submitter’s proposed provisions for Chapter 8 Medium Density Residential, filed after the hearing.⁵ I accept the submitter’s view that a special character overlay need not be termed a ‘downzoning’. However, “*retention of the ODP status quo*” essentially achieves the same outcome of less intensive development, given that the PDP MDR is more enabling than the ODP HDR Sub-Zone C.

4 Summary of Evidence for David Jay Cassells, dated 7 September 2017, summary of Evidence for Andrew Farminer, dated 7 September 2017, and Memorandum for Submitter, dated 13 September 2017.
5 Memorandum of Counsel, Appendix 1: pages 5 - 24, dated 13 September 2017.

- 5.3** I accept that Mr Richard Knott's evidence is not as specific as referred to in Ms Jones's evidence for Hearing Stream 3 – Historic Heritage (i.e. that the area bounded by Park Street/Frankton Road and Hobart Street, and intersected by Brisbane Street, does not appear to contain special characteristics that require specific protection, bespoke provisions, or a zoning overlay). However, as I stated in my rebuttal evidence, I consider that the special character overlay proposal, and associated consideration of the heritage values of the area, was assessed in detail during Hearing Stream 3 and does not need to be repeated and revisited through this hearing stream. As such, I recommend that the submitter's proposed definition of the 'Park Street Character Area' should not be included in the PDP definitions (Chapter 2).
- 5.4** I have reviewed the submitter's proposed provisions for Chapters 8 (MDR) and 27 (Subdivision and Development) within the submitter's evidence filed after the hearing.⁶ I consider it would be inefficient and ineffective to provide a bespoke layer of objectives, policies, and rules into the PDP, where such regulation is considered unnecessary.
- 5.5** I agree with the submitter that historic values and special characteristics are finite resources. The Council has a responsibility to provide for the protection of historic heritage as a matter of national importance (Part 6 of the RMA) and shall have particular regard to the maintenance and enhancement of amenities values (Part 7). In my view, if there were heritage or residential values or characteristics worthy of special protection in this area, this would have been recognised previously by the Council and incorporated into the District Plan, and the outcome of Hearing Stream 3 would have been different.
- 5.6** Given all of the above, I therefore consider that the general provisions within Chapters 8 (Medium Density Residential) and 26 (Historic Heritage) in regard to residential amenities and protected features, are appropriate for the Park Street area. I maintain my recommendation that these submissions should be rejected and that the notified MDR zoning over the area should be retained.

6 Ibid.

6. GROUP 8 – OTHER REZONINGS PARK STREET

NEVILLE MAHON (628)

6.1 I have considered the evidence presented at the hearing by Ms Leith for Neville Mahon.

6.2 With regard to the site being a 'spot zone', Ms Leith considers that there may be scope in this submission, and other generic submissions (328 and 391), for the HDR rezoning to be expanded over a wider area. Ms Leith has quoted the general relief sought in the submission:

Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

6.3 Submission 628 seeks that only part of the Park Street area be rezoned HDR and it does not cover the entire area subject to the other Park Street submissions. I do not consider that submission 628 gives scope to rezone a larger area of land, and other potential submitters would not reasonably foresee this as a consequence of the submission. I therefore consider that there is no scope through submission 628 to rezone the entire Park Street area (to Hobart Street) to HDR.

6.4 Overall, I retain my concerns about a small 'spot zone' of HDR in this location, and maintain my recommendation that the submission should be refused.

7. GROUP 9 – FERNHILL / SUNSHINE BAY

HURTELL PROPRIETARY LIMITED, LANDEENA HOLDINGS LIMITED, SHELLMINT PROPRIETARY LIMITED (97)

7.1 I have considered questions from the Panel in regard to rezoning the Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited (97) site at 102 – 108 Wynyard Crescent, Fernhill, to MDR. The submitter sought rezoning from LDR to MDR or HDR. I considered either rezoning to be inappropriate for the reasons set out in my evidence in chief, although I generally considered MDR would be more acceptable.

7.2 Mr Glasner was opposed to the HDR rezoning request based on fire fighting FW3 being insufficient. Mr Glasner has assessed the potential rezoning of the site to MDR, and considers that modelling shows that fire fighting FW2 can be provided in the future. Wastewater will be addressed through LTP.

7.3 The PDP enabled yield for this site is 23 LDR lots. The estimated yield if the site was rezoned MDR, based on 250m² per lot, would yield approximately additional 18 MDR lots, giving a total of 41 MDR lots.

7.4 For completeness, I note that Ms W Banks was not opposed to either MDR or HDR rezoning from a transport perspective.

7.5 Having reconsidered my initial recommendation, and taking into account Mr Glasner's evidence, I now consider that MDR would be suitable for this site. As such I recommend that the submission seeking MDR zoning over the site should be accepted.

REDDY GROUP LIMITED / COHERENT HOTELS LIMITED (699)

7.6 I maintain my recommendation that the submission from Reddy Group Limited / Coherent Hotels Limited (699) should be accepted in regard to rezoning parts of their land from LDR to MDR. In regard to questions during the hearing, it appears that the only natural hazards

identified on the PDP maps are liquefaction (low risk). I consider that any site-specific hazards associated with steep slopes would be satisfactorily addressed at subdivision or development stage, or through building consents.

8. GROUP 10 – GORGE ROAD

WESTWOOD GROUP (70), PR QUEENSTOWN LTD (102), NEKI PATEL (103), HAMISH MUNRO (104), BARRY SARGINSON (107), AND CLYDE MACINTRYE (108)

8.1 I have reviewed Mr Vivian's evidence presented at the hearing for PR Queenstown Ltd (102), Neki Patel (103), and Hamish Munro (104), and Mr Ritchie's evidence for PR Queenstown Ltd (102). I agree with Mr Ritchie's view that the BMUZ is enabling and permissive while requiring high quality urban design outcomes. I also acknowledge, as Mr Ritchie states (citing the Queenstown Town Centre Study from 2009), that this part of Gorge Road may become part of the QTCZ at some future stage, but this has not been promoted in the PDP.

8.2 It is the commercial activities enabled by the BMUZ in close proximity to the QTCZ that I am primarily concerned about. I agree with Mr Vivian that trade competition is addressed by the RMA and I would not usually raise this as a valid planning concern. In this instance, however, the PDP seeks to maintain the QTCZ as the main commercial area in this part of this District:

Chapter 3 – Strategic Direction

3.2.1.1.2 Avoid commercial rezoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity.⁷

8.3 Without an effective, fair and reasonable way to restrict the commercial activities that could be enabled in this location on Gorge Road, I do not have any reassurance that these uses would be

⁷ Right of Reply for Chapters 3 and 4 – Matthew Paetz, dated 7 April 2016.

'complementary' and would 'supplement the activities and services provided by town centres.'⁸

8.4 I therefore maintain my recommendations that the submissions seeking that land on Gorge Road be rezoned from HDR to BMU should be rejected.

9. GROUP 11 – ARTHURS POINT

ALPINE ESTATE LIMITED (450)

9.1 In response to questions from the Panel, I re-visited the Alpine Estate Limited (450) site at 153 Arthurs Point Road on 1 October 2017 and observe that it is currently a construction site with the framing up for the first stage of housing fronting Arthurs Point Road.

9.2 The estimated yield for the site under the PDP is 29 LDR lots. The site is being developed as a Special Housing Area (**SHA**), approved by decision SH160143, which enables 88 residential units (59 lots above the PDP yield). The yield enabled by the HDR rezoning sought would be approximately 84 additional lots or 112 in total (based on 115m² per lot). Although the HDR yield is higher than the SHA yield, it is greater than, for example, MDR at 52 lots.

9.3 Given that the SHA is now underway, I have reconsidered my initial concerns about the rezoning request, and have sought advice from Mr Glasner and Ms W Banks in regard to their earlier concerns about infrastructure and transport matters.

9.4 Mr Glasner in his evidence in chief was opposed to HDR rezoning from an infrastructure perspective, because it would represent a substantial increase in load that may require an upgrade of the existing wastewater infrastructure. Mr Glasner has reconsidered the rezoning sought, as the SHA is now under way and would yield fewer lots than the maximum enabled under HDR. However, he retains his concerns that no evidence has been provided to show that no

8 16.1 Purpose – BMUZ Chapter.

upgrade is required to the existing infrastructure, and he continues to oppose the rezoning.

9.5 Ms W Banks was opposed to HDR because of the scale of development, location and movements into and out of Arthurs Point Road. Ms Banks has reassessed the proposal and retains her concerns about safety and parking provisions, but is not opposed to MDR zoning over the site based on the reduced yield and transport considerations.

9.6 I consider that rezoning the site to HDR would generally reflect the SHA development, which includes terraces and apartment housing. The SHA yields an average site density of 1 lot or unit per 268m², which is comparable to MDR. However, I consider that an HDR zone in this location would not generally meet the PDP's approach for HDR zones to be close to town centres,⁹ although I do note that the adjoining ODP Rural Visitor Zone (**RVZ**) can yield similar densities to HDR. Taking into account the views of Mr Glasner and Ms Banks, I consider that MDR rezoning would better reflect the SHA development and would help to avoid future technical non-compliances (for example, an extension or garage might breach LDR rules).

9.7 I therefore recommend that the lower part of the site currently being developed for an SHA should be rezoned MDR, and recommend that the submission should be accepted in part.

NGĀI TAHU TOURISM LTD (716)

9.8 I have considered the supplementary planning evidence provided by Mr Ben Farrell for Ngāi Tahu Tourism Ltd (716). I continue to disagree with Mr Farrell in regard to whether the ODP RVZ fits within the PDP framework, and whether development of the entire site would be compatible with the reserve's values.

⁹ Policy 9.2.1.1 *Provide sufficient high density zoned land that enables diverse housing supply close to town centres.*

9.9 I reiterate my consideration outlined in my rebuttal evidence that the southern part of the site (partly owned by the submitter) could be rezoned for commercial recreation activities; however, the RVZ enables much more than those activities. I do not have sufficient details or certainty within the submitter's evidence, which does not include any draft provisions or s32AA analysis, to support the request, and I therefore maintain my recommendation that the submission should be rejected.

SAM STRAIN (349)

9.10 In response to questions from the Panel in regard to the submission from Sam Strain (349) seeking a rezoning from Rural to LDR, I consider there is scope to connect the site to the Arthurs Point LDR at Redfern Terrace with BRA on the terrace slope, which is part of the Morningstar Beach Recreation Reserve. The submission from Ngāi Tahu Tourism Limited (716) sought to rezone the reserve from Rural to ODP RVZ. I consider that rezoning part of the reserve to LDR is within scope as the type of activities, and density of development of the LDR, falls between Rural and ODP RVZ, which is somewhat similar to HDR in regard to yield and building heights.

9.11 Ms W Banks was not opposed to the rezoning request, provided that access will not be via Arthurs Point road because of the tight horizontal curve in this location. Access via Redfern Terrace would need to cross the reserve and navigate a steep terrace. I am not convinced that viable site access can be gained from either Arthurs Point Road or Redfern Terrace, and I am therefore reluctant to recommend a rezoning that may not be able to be accessed. As such, I retain my recommendation that the submission should be rejected.

DARRYL SAMPSON AND LOUISE COOPER (495)

9.1 In my rebuttal evidence, I recommended that the site owned by Darryl Sampson and Louise Cooper (495) be included in the next stage of the PDP when the ODP RVZ is reviewed. The Panel asked whether another zone type would be within scope of the submission, such as

LDR, and the submitter has requested an interim “PDP-appropriate zone”, being MDR with a building restriction area (**BRA**) over the part of the site within the ONL.

9.2 Given that there are no density restrictions within the ODP RVZ, generous height provisions and no internal setbacks, I consider it to be one of the most enabling zones in the District. A theoretical ‘continuum’ of development capacity could range from Rural, at the more restrictive end, through LDR and MDR, to the ODP RVZ, which I consider is comparable to HDR. LDR and MDR are less enabling than the ODP RVZ. I therefore consider that there is scope to rezone part of the site from Rural to MDR, without prejudice to other submitters, and that this would be an appropriate solution.

9.3 I have considered options for the ONL part of the site. Retaining the Rural zoning with a BRA would generally discourage subdivision or development of that part of the site, as it would be difficult for a development proposal to meet Objective 21.2.8 and Policy 21.2.8.2 in preventing subdivision and development within building restriction areas, and buildings would be non-complying (Rule 21.4.26). Rezoning this part of the site MDR with a BRA within the ONL would achieve a similar outcome (buildings would be non-complying under Rule 8.4.4) and would also avoid an additional part-zone over the land that would create an additional ‘site’. I acknowledge that there is a risk that a non-complying activity could be applied for under either the MDR or Rural Zone, despite the BRA. Retaining the Rural zoning with a BRA would trigger the ONL considerations (ie. the landscape assessment matters) under Chapter 6, as the landscape classifications only apply to the Rural Zone, and this may give additional discouragement to any non-complying proposals.

9.4 Overall, I recommend that the site be rezoned MDR within the UGB in part, with a BRA over part of the site to be retained as Rural within the ONL.

**GERTRUDE'S SADDLERY LIMITED (FORMERLY MICHAEL SWAN) (494)
AND LARCHMONT DEVELOPMENTS LIMITED (527)**

- 9.5** I have reviewed the submitter's evidence for Gertrude's Saddlery Limited (formerly Michael Swan) (494) and Larchmont Developments Limited (527) in regard to the rezoning request that would enable 89 LDR lots on the site at 111 Atley Road.
- 9.6** In response to the Panel's questions about the heritage status of the Edith Cavell bridge, it is protected feature no.35 in both the ODP Chapter 13 and the PDP Chapter 26 (Historic Heritage). The bridge is Heritage New Zealand Category 1 (no. 4371 on the list, Rārangī Kōrero), and Council Category 1; the highest levels of importance reflecting the bridge's value. Under Chapter 26, repairs and maintenance would be permitted, but any additions or development in the setting of the bridge would be a discretionary activity, and demolition, understandably, would be a prohibited activity. I can confirm that Council's intention would be to retain the bridge and construct a second bridge. In a similar manner to the Kawarau Falls Bridge, the Edith Cavell Bridge would become part of the Active Travel Network (walking and cycling).
- 9.7** I note that Mr Glasner is satisfied there are no infrastructure concerns in regard to the rezoning request.
- 9.8** In response to questions from the Panel in regard to existing accesses into the site, an access now called Larchmont Close was created through resource consent RM130588 to serve 4 LDR lots. Larchmont Close has been formed as a cul-de-sac and is connected to an extension of Atley Road.
- 9.9** Resource consent RM170551 was granted on 31 July 2017 for a boundary adjustment to widen part of the Atley Road 'pinch point', which was a major issue of contention in RM130588. This part of Atley Road is formed to basic standards, and topography and site boundaries create limitations on the ability of the right of way to carry more traffic.

9.10 Ms W Banks has reviewed the submitter's expert evidence, and retains her concerns about the width of the remaining 'pinch point' and related safety aspects of Atley Road in relation to the rezoning yield sought.

9.11 I note that the rezoning sought would enable a significantly greater number of lots, compared to the number of lots served by the existing consented vehicle access. I am reluctant to recommend a rezoning that may not be able to be safely accessed. As such, I retain my recommendation, set out in my rebuttal evidence, that only a small part of the site should be rezoned.



Rosalind Devlin
6 October 2017

APPENDIX 1 – LIST OF SUBMITTERS

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
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 DriveSuggests 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.	Reject	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	Accept in part	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 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.	Accept in part		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.	Reject		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.	Reject		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

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
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
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

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
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.	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.	Accept	Duplicate with 208.41 for map 35	37	Urban - Queenstown
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 Home 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 Home 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 Home 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 Home Creek although Home Creek has very little locations where any 'walkway' could be achieved. Amenity values important. Much is via private property	Reject	commercial	35	Urban - Queenstown

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
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 & Home 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
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 C.J. 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

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
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 Aukum 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).	Accept in part		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
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.	Reject	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	Accept in part		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.	Accept in part		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.	Accept in part		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. 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.	Accept in part		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.	Accept in part		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	Accept in part	This FS should be linked to 494 not 642	39	Rural - EDGE OF UGB - Arthur's point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
494.1	FS1281.1	Larchmont Developments Limited	Map 39 - Arthurs Point, Kingston	Support	That the submission be accepted in its entirety	Accept in part	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.	Accept in part		39	Rural - EDGE OF UGB - Arthur's point
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	Accept in part	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.	Accept in part	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 – SUBMISSIONS RECOMMENDED TO BE ACCEPTED OR
ACCEPTED IN PART THAT REQUIRE CHANGES TO THE PDP MAPS**

APPENDIX 2

Queenstown Mapping – Hearing Stream 13 (Group 1C)

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

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
1C Queenstown Urban – Central, West and Arthurs Point				
<u>Queenstown Hill above Marina</u>				
Remarkables Heights Limited (347)	Rezone from Rural to Low Density Zone (LDR) within Urban Growth Boundary (UGB) and outside Outstanding Natural Landscape (ONL)	Accept	Accept	s42a
Mount Crystal Limited (150)	Rezone 634 Frankton Road mix of Medium Density Residential Zone (MDR) and High Density Residential Zone (HDR) or all MDR with 12m building height and provision for visitor accommodation	Reject; Accept in part	Accept in part	Reply
<u>Queenstown Hill</u>				
P J & G H Hensman & Southern Lakes Holdings Limited (543)	Rezone area outside the Visitor Accommodation sub zone from Low Density Residential Zone (LDR) to HDR	Reject	Accept in part	Reply
Queenstown Lakes District Council (790 – Commonage)	Rezone part of site that is Rural to MDR	Accept	Accept	s42a
Queenstown Lakes District Council (790 – Kerry Drive)	Rezone part of site that is Rural to LDR	Accept	Accept	s42a
Allium Trustees Limited	Rezone the land located between	Reject; Accept in part	Accept in part	Rebuttal

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
(718)	Manchester Place and Vancouver Drive from LDR to HDR			
<u>Park Street, Central Queenstown</u>				
Millennium & Copthorne Hotels New Zealand Limited (679)	Rezone 31 Frankton Rd (Copthorne Lakefront Hotel) and land bounded by Adelaide, Hobart and Parks Streets from MDR to HDR with a 12 metre height limit or some other zoning which provides for hotels at the height of the current development	Accept in part	Accept in part	s42a
Dato Tan Chin Nam (61)	Rezone land bounded by Frankton Road, Adelaide and Suburb Streets from MDR to HDR	Accept	Accept	S42a
<u>Fernhill/Sunshine Bay</u>				
Reddy Group Limited / Coherent Hotels Limited (699)	Rezone all of 139 Fernhill Road (Tanoa Aspen Hotel), 10,12, 14, 16 Richards Park Lane, 20 Aspen Grove to MDR with Visitor Accommodation Sub-Zone	Accept in part	Accept in part	s42a
Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited (97)	Rezone 102 – 108 Wynyard Crescent from LDR to MDR or HDR	Reject	Accept in part	Reply
<u>Arthurs Point</u>				
Michael Swan / Gertrude's Saddlery Limited (494) and	Rezone part of land at 111 Atley Road from Rural to LDR within UDG	Reject; Accept in part	Accept in part	Rebuttal

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
Larchmont Developments Limited (527)	and outside ONL			
Alpine Estate Ltd (450)	Rezone lower part of site at 153 Arthurs Point Road from LDR to HDR	Reject	Accept in part	Reply
Darryl Sampson & Louise Cooper (495)	Rezone 182D Arthurs Point Road from Rural to Operative District Plan Rural Visitor Zone within UGB and outside ONL	Accept in part	Accept in part	Reply

**APPENDIX 3
RECOMMENDED PROVISIONS - CHAPTER 7**

Key:

Recommended changes to notified chapter are shown in purple underlined text for additions, Appendix 1 to Right of Reply in hearing stream 13, dated 6 October 2016.

Recommended changes to notified chapter are shown in red underlined text for additions and ~~red strike~~ through text for deletions, Appendix 1 to Right of Reply, dated 11 November 2016.

Provisions now transferred to the rezoning hearings, in yellow font.

Recommended changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report, dated 14 September 2016.

The changes recommended by Mr Nigel Bryce in the right of reply on notified Chapter 27 – Subdivision and Development are shown in green underlined text for additions and ~~green strike~~ through for deletions.

Changes shown in blue strikethrough and underline are amendments which relate to Variation 1 – Arrowtown Design Guidelines, notified 20 July 2016.

Note: The provisions relating to Visitor Accommodation, which were withdrawn from the PDP by resolution of Council on 23 October 2015, are not shown in this Revised Chapter.

7.2 Objectives and Policies

7.2.1 Objective – The zone Development provides for a low density residential living environment within the District's urban areas. with high amenity values for residents, adjoining sites and the street.

Policies

7.2.1.1 Ensure ~~L~~low density zoning and development is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.

7.2.1.2 ~~Require~~ Encourage an intensity of ~~The zone is suburban in character and provides for a low density housing development that is sympathetic to the existing built character of predominantly one on larger urban allotments primarily comprising dwellings residential units up to two storeys in height.~~

7.2.1.3 Ensure all development within the Queenstown Heights Overlay area provides an assessment of the risk from natural hazards to people and property.

Commented [D1]: 150

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
7.4.9	<p>Dwelling, Residential Unit, Residential Flat</p> <p><u>7.4.98.1</u> Development of no greater than one residential unit per 450m² net site area, except within the following areas:</p> <p><u>(a) The Queenstown Heights Overlay Area where the maximum site density shall be one residential unit per 1500m² net site area.</u></p> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	P

Commented [D2]: [150. Transferred from hearing stream 6](#)

7.4.10	<p>Dwelling, Residential Unit, Residential Flat</p> <p>7.4.109.1 Development of no greater than one residential unit per 300m² net site area, except within the following areas:</p> <p><u>(a) Sites located within the Queenstown Heights Overlay Area.</u></p> <p><u>(b) Sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport.</u></p> <p><u>Control:</u> Discretion is restricted <u>reserved</u> to all of the following:</p> <ul style="list-style-type: none"> The extent to which <u>How</u> the design advances housing diversity and promotes sustainability either through construction methods, design or function <u>Privacy for the subject site and neighbouring residential units</u> In Arrowtown, the extent to which the development responds positively to <u>consistency with</u> Arrowtown's character, utilising the Arrowtown Design Guidelines 2006 <u>2016</u> as a guide <u>The extent to which the development positively addresses the s</u> <u>Street activation</u> <u>Building dominance</u> The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm Parking and access: safety, <u>and</u> efficiency and impacts to on-street parking and neighbours <u>Design and integration of landscaping</u> The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedge that will reach at least 1.8m in height upon maturity. Where a site is subject to any n <u>Natural hazards</u> <u>and where</u> the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses <p><u>Assessment matters relating to natural hazards:</u></p> <p>the nature and degree of risk the hazard(s) pose to people and property,</p> <p>whether the proposal will alter the risk to any site, and</p> <p>the extent to which <u>whether</u> such risk can be avoided or sufficiently mitigated <u>reduced</u>.</p> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	RD
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Commented [D3]: [150. Transferred from hearing stream 6](#)

APPENDIX 4

SECTION 32AA EVALUATION

1. Extend the Medium Density Residential Zone (MDR) on Queenstown Hill to incorporate all of Lot 13 DP 27397 (P J & G H Hensman & Southern Lakes Holdings Limited - 543)

Recommended amendments to zoning (Queenstown Hill)

Planning Maps 32 and 37: Extend the MDR on Queenstown Hill to incorporate all of Lot 13 DP 27397:



Costs	Benefits	Effectiveness & Efficiency
None.	<p>The proposed rezoning would be part of a contiguous zone by connecting with the Queenstown Hill MDR.</p> <p>The site can be fully serviced.</p> <p>The site can be accommodated by transport infrastructure.</p> <p>The rezoning will enable 50 additional lots.</p>	<p>The rezoning will enable efficient and effective use of the land for MDR purposes.</p> <p>Rezoning the whole site will avoid a land parcel having split zones.</p> <p>Will efficiently utilise existing infrastructure.</p>

2. Rezone Lot 1 DP 21182 at 102-108 Wynyard Crescent, Fernhill to Medium Density Residential (Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited - 97)

Recommended amendments to zoning (Fernhill)

Planning Map 34: Rezone Lot 1 DP 21182 at 102-108 Wynyard Crescent to MDRZ

Costs	Benefits	Effectiveness & Efficiency
Will result in a large area of MDR separated from other MDR zonings.	<p>The site can be fully serviced.</p> <p>The site can be accommodated by transport infrastructure.</p> <p>The rezoning will enable 50 additional lots.</p>	<p>The rezoning will enable efficient and effective use of the land for MDR purposes.</p> <p>Will efficiently utilise existing infrastructure.</p>

3. Rezone the lower part of Lot 1 DP 12913 at 153 Arthurs Point Road to MDR and retain the existing Building Restriction Area (Alpine Estate Limited - 450)

Recommended amendments to zoning (Arthurs Point)

Planning Maps 39a: Rezone the lower part of Lot 1 DP 12913 at 153 Arthurs Point Road from Low Density Residential (LDR) to MDR and retain the Building Restriction Area:

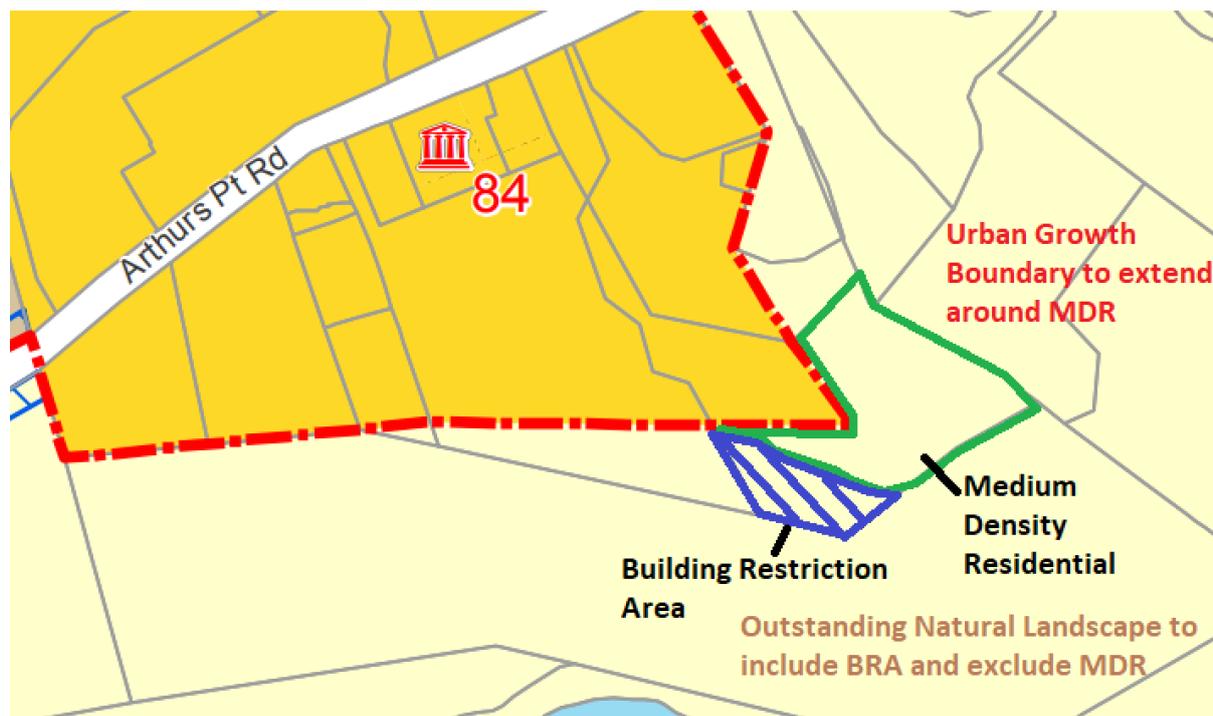
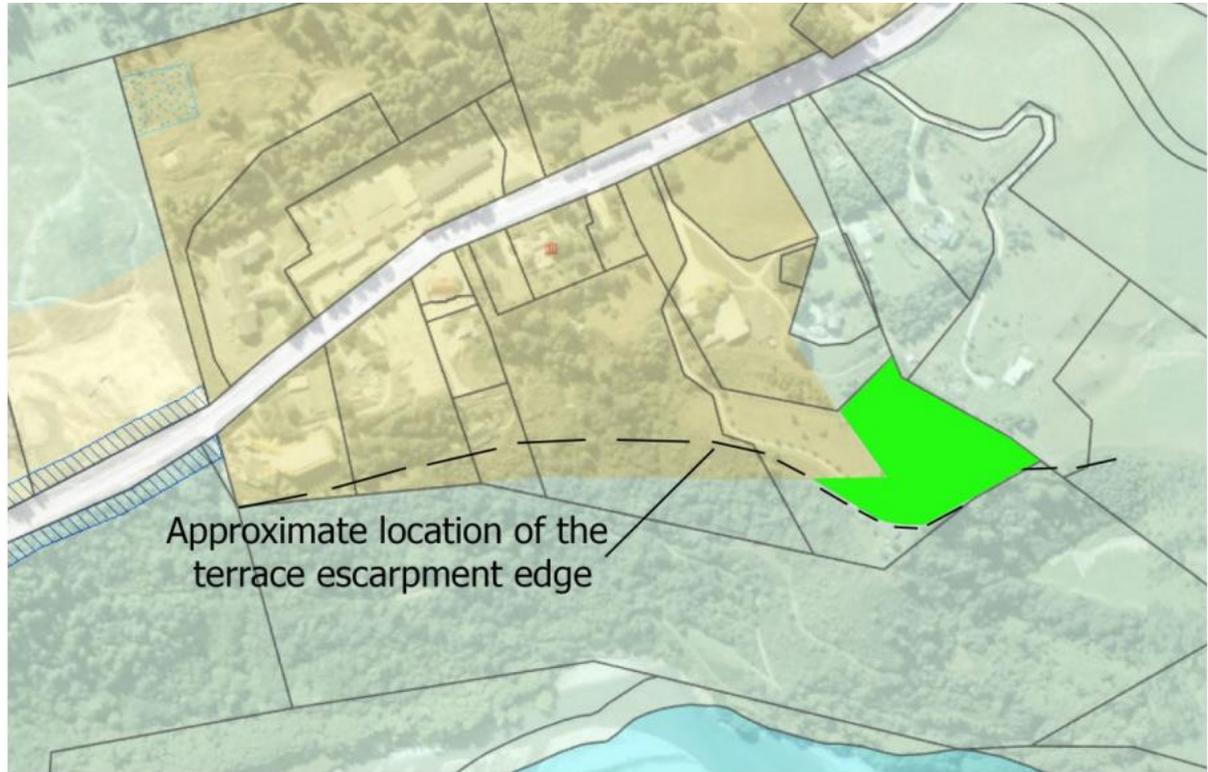


Costs	Benefits	Effectiveness & Efficiency
<p>Will result in a large area of MDR separated from other MDR zonings.</p> <p>May not avoid all future non-compliances.</p>	<p>Reflect the development enabled by the Special Housing Area and avoid future technical consenting non-compliances.</p> <p>The site can be fully serviced.</p>	<p>The rezoning will enable efficient and effective use of the land.</p> <p>Will efficiently utilise existing infrastructure.</p>

4. Rezone part of Lot 2 DP 24233 in Arthurs Point to MDR with a Building Restriction Area over the remaining Rural zoned part of the site (Darryl Sampson & Louise Cooper - 495)

Recommended amendments to zoning (Arthurs Point)

Planning Map 39a: Amendment to the Urban Growth Boundary (UGB) and Outstanding Natural Landscape (ONL) line to incorporate some of Lot 2 DP 24233 as MDR, with a Building Restriction Area on the remaining Rural zoned part:



Costs	Benefits	Effectiveness & Efficiency
<p>Building Restriction Area does not prohibit potential resource consent applications for development of the escarpment.</p>	<p>Better align the UGB/ONL boundary with land parcel boundaries and topography.</p> <p>The site can be fully serviced.</p> <p>The rezoning will not adversely affect Arthurs Point Road.</p> <p>The rezoning will enable 36 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>

5. Amend Chapter 7 to reinstate notified rules for the Queenstown Heights Overlay and insert an associated policy

Note that my recommended changes through this reply are shown in purple underlined text. Recommended changes through the Right of Reply to Chapter 7 dated 11 November 2016 are shown in red underlined text for additions and ~~red strike~~ through text for deletions.

New Policy – 7.2.1.3

Recommended New Policy 7.2.1.3	
7.2.1.3	<u>Ensure all development within the Queenstown Heights Overlay Area provides an assessment of the risk from natural hazards to people and property.</u>

Costs	Benefits	Effectiveness & Efficiency
None identified.	<p>There is no objective and policy framework for the Queenstown Heights Overlay (QHO) in the Operative District Plan or notified PDP; the proposed policy rectifies an anomaly in the plan.</p> <p>The QHO rules are linked to a policy regarding a natural hazard assessment to determine whether additional density is appropriate.</p>	Clarifies that the QHO relates to natural hazards.

Updated Rule – 7.4.8.1

Recommended updated Rule 7.4.8.1 – Permitted	
Dwelling, Residential Unit, Residential Flat	
7.4. 98 .1	Development of no greater than one residential unit per 450m ² net site area, <u>except within the following areas:</u>
	<u>(a) The Queenstown Heights Overlay Area where the maximum site density shall be one residential unit per 1500m² net site area.</u>
Note – Additional rates and development contributions may apply for multiple units located on one site.	

Costs	Benefits	Effectiveness & Efficiency
There is a risk that a development will proceed without a natural hazards assessment. If a proposal occurs which does not sufficiently mitigate risks or worsens such risks, this may result in economic, environmental, and social costs if there is ever a natural hazard event.	Enables case by case determination of whether additional density is appropriate within the QHO.	The reinstated rules will require a resource consent to determine if additional density is appropriate.

Updated Rule – 7.4.9.1

Recommended updated Rule 7.4.9.1 – Restricted Discretionary

~~Dwelling, Residential Unit, Residential Flat~~

7.4.109.1 Development of no greater than one residential unit per 300m² net site area, except within the following areas:

(a) Site located within the Queenstown Heights Overlay Area.

(b) Sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport.

~~Control~~ Discretion is ~~restricted~~ reserved to all of the following:

- ~~The extent to which~~ How the design advances housing diversity and promotes sustainability ~~either~~ through construction methods, design or function
- Privacy for the subject site and neighbouring residential units
- In Arrowtown, ~~the extent to which the development responds positively to consistency with~~ Arrowtown's character, utilising the Arrowtown Design Guidelines ~~2006~~ 2016 as a guide
- The extent to which the development positively addresses the s Street activation
- Building dominance ~~The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm~~
- Parking and access: safety, and efficiency and impacts to on-street parking and neighbours
- Design and integration of landscaping ~~The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedge that will reach at least 1.8m in height upon maturity.~~
- ~~Where a site is subject to any n~~ Natural hazards ~~and where~~ the proposal results in an increase in gross floor area: ~~an assessment by a suitably qualified person is provided that addresses~~

Assessment matters relating to natural hazards:

the nature and degree of risk the hazard(s) pose to people and property,

whether the proposal will alter the risk to any site, and

~~the extent to which~~ whether such risk can be avoided or sufficiently ~~mitigated~~ reduced.

Note – Additional rates and development contributions may apply for multiple units located on one site.

Costs	Benefits	Effectiveness & Efficiency
<p>There is a risk that a development will proceed without a natural hazards assessment. If a proposal occurs which does not sufficiently mitigate risks or worsens such risks, this may result in economic, environmental, and social costs if there is ever a natural hazard event.</p>	<p>Enables case by case determination of whether additional density is appropriate within the QHO.</p>	<p>The reinstated rules will require, through the resource consent process, an assessment of the appropriateness of additional density within the QHO.</p>

APPENDIX 5 – EMAIL FROM SEAN MCLEOD (27 September 2017)

RE: Body Corporate 22362 - development capacity?

1 message

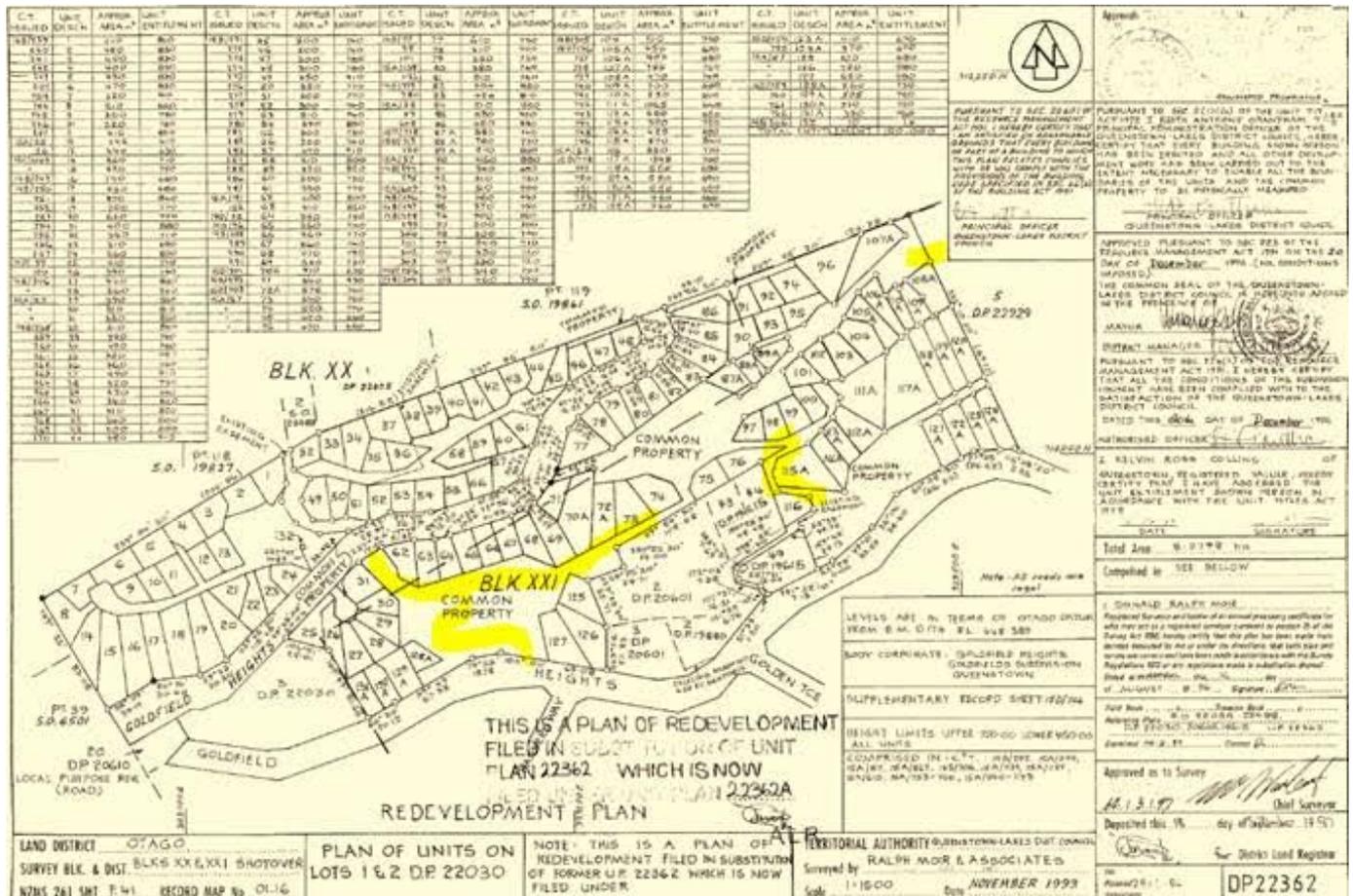
Sean McLeod <sean.mcleod@ppgroup.co.nz>
To: Rosalind Devlin <rosalind.devlin@gmail.com>

27 September 2017 at 15:19

Ros

My estimate is 0 because as stated previously I do not think anyone will be able to get 75% of the owners to say yes. If ownership changes over the next 10 years and owners become more development friendly, then if we only look at what could be serviced, have access and is not already access, and not too steep to develop then it would be more like 30 additional dwelling this is made up by constructing a second unit of each of the 8 units off Quartz Rise, with some access of Goldfield Heights, 8 sites from the common property between Quartz and Woodbury, 8 allowing 2 units into 3, 6 poked in in odd places elsewhere. This relies on multiple owners aggregating to having additional units near them and no demolishing of existing dwellings and would be a very hard sell to owners. Current site is 8.2798 ha. If it was bare land under the current comprehensive development rules of 200m² then could have been 413 units on the site but as 1.1200 ha is already access 350 dwellings would have been more realistic.

Although rough we do have paths through the development linking Goldfield Heights opposite Stoneridge to Goldfield Heights opposite Panners Way and Woodlands Close through to Woodbury Rise and there is also the option of walking from the end of Woodlands Close through to Goldridge Way. I have indicated these on the plan below. We are currently looking at improving the tracks to all weather paths and increased plantings after removal of wilding pines earlier in the year. We are nearing the end of a 10 year project to remove wilding pines from the development and replant with fruit trees and smaller shrubs, with the last lot opposite Sherwood manly being in the legal road which QLDC has agreed to remove.



Cheers

Sean McLeod

Chairman Body Corporate 22362

C/O P.O. Box 2645, Queenstown 9349, New Zealand

Tel: 064 21 07 333 77

Fax: 064 3 441 4043

Email: sean.mcleod@ppgroup.co.nz

From: Rosalind Devlin [mailto:rosalind.devlin@gmail.com]

Sent: Wednesday, 27 September 2017 1:53 PM

To: Sean McLeod <sean.mcleod@ppgroup.co.nz>

Subject: Body Corporate 22362 - development capacity?

Hi Sean

Following on from our phone conversation, what would your estimated capacity for the Body Corporate site be? Somewhere between zero and (say) 10/20/30 MDR lots or units? So that I have a number to run by Council's transport and infrastructure experts.

Is there any possibility of additional connections for cyclists/pedestrians through the area that would offset/support the potential development gain?

Thanks heaps,

Roz

--

Rosalind Devlin

MRRP MNZPI

Resource Management Planner

03 441 4115

021 062 0550

rosalind.devlin@gmail.com