

Appendix 2. List of Submission Points with Recommended Decision

Appendix 2 to the Section 42A report for Chapter 7 – Low Density Residential

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
9.1		Terry Drayron	7.5.6	Oppose	Opposes increase in density to 1 unit per 300m2 and requests retention of existing rules for the low density residential zone. Requests removal of rates increases for visitor accommodation, and instead impose a 'bed tax' on tourists.	Accept in Part		Issue Reference 1
9.1	FS1012.3	Willowridge Developments Limited	7.5.6	Support	That the submission opposing the increase in density of the Low Density Residential Zone to 1 unit per 300m2 is allowed.	Accept in Part		Issue Reference 1
9.1	FS1059.2	Erna Spijkerbosch		Oppose	We oppose a bed tax. All visitor accommodation should be treated as commercial venture.		Out of scope not within Stage 1 of the PDP	
16.1		ds ee properties ltd		Support	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.		Transferred to the hearing on mapping	
16.1	FS1214.1	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.		Transferred to the hearing on mapping	
16.1	FS1340.50	Queenstown Airport Corporation		Oppose	Oppose in Part- 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.		Transferred to the hearing on mapping	
19.5		Kain Fround		Oppose	Opposes the chapter provisions generally	Accept in Part		Refer to entire s42A report
22.2		Raymond Walsh		Support	Supports the chapter provisions generally.	Accept in Part		Refer to entire s42A report
32.1		Leigh Fountain		Support	supports increase in low density lots close to town. strongly supports low density residential plan change for DP 300273.		Transferred to the hearing on mapping	
33.1		Dan Fountain		Support	supports increase in low density lots close to town.		Transferred to the hearing on mapping	
34.1		Robert A Fountain		Support	supports increased low density lots close to town in Wanaka, as shown on Map 22		Transferred to the hearing on mapping	
48.2		Kerr Ritchie Architects		Other	Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural to Low Density Residential.		Transferred to the hearing on mapping	
48.2	FS1340.53	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.		Transferred to the hearing on mapping	
62.2		Stonebrook Properties Limited		Other	To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.		Transferred to the hearing on mapping	
65.6		John Blennerhassett		Other	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		Transferred to the hearing on mapping	
65.6	FS1012.10	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
72.1		Kelvin Peninsula Community Association		Other	Supports in part, with suggested additional considerations for the zone in the area of Kelvin Peninsula: 1. infrastructure adequate in quality/longevity to sustain planned and zoned growth. Especially sewerage, as it is understood the current system was built to sustain 600 properties not the proposed extra 1800. We also understand the original pipes are of poor quality. 2. a local shopping centre 3. LDR zone boundary to align with Mee's land	Accept in Part		Issue Reference 1
72.1	FS1352.14	Kawarau Village Holdings Limited		Support	Allow relief sought	Accept in Part		Issue Reference 1
78.6		Jennie Blennerhassett		Support	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.		Transferred to the hearing on mapping	
78.6	FS1012.26	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
87.6		Shelley McMeeken		Support	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.		Transferred to the hearing on mapping	
87.6	FS1012.31	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
94.1		Ross Hawkins		Support	Supports rezoning of Lot 300273 shown on Map 22 - Wanaka		Transferred to the hearing on mapping	
110.4		Alan Cutler		Other	Rezone Penrith Park Special Zone to LDR Zone.		Transferred to the hearing on mapping	

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110.4	FS1285.5	Nic Blennerhassett		Support	Supports the submitter's suggestion. Agrees that it is preferable that when areas which have been developed the next revision of the District Plan moves to absorb the Special Zone or anomalous zone into the zone which it fits most closely.		Transferred to the hearing on mapping	
111.1		Iain Weir		Support	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		Out of scope not within Stage 1 of the PDP	
125.3		Kenneth Muir		Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.		Transferred to the hearing on mapping	
125.3	FS1214.5	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.		Transferred to the hearing on mapping	
125.3	FS1340.58	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.		Transferred to the hearing on mapping	
128.3		Russell Marsh		Support	Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website		Transferred to the hearing on mapping	
128.3	FS1077.9	Board of Airline Representatives of New Zealand (BARNZ)		Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in the proposed zone		Transferred to the hearing on mapping	
128.3	FS1340.61	Queenstown Airport Corporation		Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Transferred to the hearing on mapping	
141.6		Barbara Williams		Other	Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.		Transferred to the hearing on mapping	
141.6	FS1340.63	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports in part/opposes in part the rezoning of this site to a commercial type zoning provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).		Transferred to the hearing on mapping	
147.1		Maria Verduyn		Other	Requests consideration to the condition of the road regarding the width, lack of seal, and no foot paths or kerbing and channeling, there is also issues with the drains blocking and water flowing into property.		Out of scope outside TLA/DP function	
150.1		Mount Crystal Limited		Oppose	Rezoning Lot 1 Deposited Plan 9121 (OT400/173) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be rezoned 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).		Transferred to the hearing on mapping	
150.1	FS1340.64	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.		Transferred to the hearing on mapping	
189.1		Anne Gormack		Other	That Arrowtown becomes a completely separate zone area with strong protection, so as to retain it as a Living Historical Village.		Transferred to the hearing on mapping	
208.46		Pounamu Body Corporate Committee	7.5.1 and 7.5.2	Other	the Body Corporate supports the retention of the Low Density Residential Zone on the lake side of Frankton Road opposite the Pounamu Apartments however it is concerned that a significant provision which protects views out across the lake is to be removed (ie 7.5.5.2(xix) Height and Elevation Restrictions along Frankton Road). Therefore, the Body Corporate considers that this Operative rule should be retained.	Accept in Part		Issue Reference 2
269.6		David Barton		Support in part	Support in Part - Confirms and supports all of Chapter 7 Low Density Residential Zone, with the exception of policies 7.2.9.2 & 7.2.9.3.	Accept in Part		Issue Reference 3
309.1		John Harrington		Oppose	Oppose the increased density proposed for Arrowtown as it will spoil the beauty and tranquillity. The town does not have the capacity to facilitate such growth. Parking and stormwater would be a major concern.	Accept in Part		Issue Reference 1, 2 and 5
326.3		Wanaka Central Developments Ltd		Not Stated	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential.		Transferred to the hearing on mapping	
326.3	FS1005.2	David Barton		Oppose	I seek that the whole submission be disallowed		Transferred to the hearing on mapping	

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326.3	FS1311.7	Crescent Investments Limited		Oppose	That the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.		Transferred to the hearing on mapping	
326.3	FS1326.7	Kirimoko Park Residents Association Inc.		Oppose	Opposes. Seeks that the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.		Transferred to the hearing on mapping	
335.6		Nic Blennerhassett		Support	General support for more opportunity for higher densities.	Accept in Part		Issue Reference 1
335.6	FS1110.4	John Coe		Support	Those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Transferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1126.4	Anna Mills		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Transferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1140.4	Jo Mills		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Transferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1198.4	Myffie James		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Transferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1332.4	Nick Mills		Support	That parts submissions that support reducing the minimum lot sizes in large lot Residential from 4,000m2 to 2,000m2 be allowed		Transferred to Hearing Stream Residential	Move to Large Lot Residential
335.8		Nic Blennerhassett		Support	Support new Low Density Residential zones on planning maps 22 and 23.		Transferred to the hearing on mapping	
359.1		Manor Holdings Limited & Body Corporate 364937		Oppose	Modify the Low Density Residential zone as notified to include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-Zone) as a Controlled Activity and to amend the objectives and policies for visitor accommodation to reflect the Visitor Accommodation Sub-Zone, AND any other consequential amendments to give effect to the point above.		Out of scope not within Stage 1 of the PDP	
378.34		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))		Not Stated	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.		Transferred to the hearing on mapping	
378.34	FS1049.34	LAC Property Trustees Limited		Oppose	The submitter seeks that the whole of the submission be disallowed		Transferred to the hearing on mapping	
378.34	FS1095.34	Nick Brasington		Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Transferred to the hearing on mapping	
378.38		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))		Oppose	Opposes the Low Density Residential Zone Boundary and submits that Proposed District Plan Map 19 be amended to rezone land from open space to LDR, as per the zone boundaries depicted in Annexure C of the submission.		Transferred to the hearing on mapping	
378.38	FS1049.38	LAC Property Trustees Limited		Oppose	The submitter seeks that the whole of the submission be disallowed		Transferred to the hearing on mapping	
378.38	FS1095.38	Nick Brasington		Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Transferred to the hearing on mapping	
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		Transferred to the hearing on mapping	
389.1	FS1331.1	Mount Crystal Limited		Support	Rezone the Goldfields Heights area MDR		Transferred to the hearing on mapping	
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.		Transferred to the hearing on mapping	
391.1		Sean & Jane McLeod		Support	Supports the provisions generally	Accept in Part		Refer to entire s42A report
395.1		Trustees of the Gordon Family Trust		Oppose	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Low Density Residential.		Transferred to the hearing on mapping	

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395.1	FS1101.6	Aspiring Lifestyle Retirement Village		Support	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.		Transferred to the hearing on mapping	
395.1	FS1212.6	Wanaka Lakes Health Centre		Support	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.		Transferred to the hearing on mapping	
395.4		Trustees of the Gordon Family Trust		Not Stated	Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.		Transferred to the hearing on mapping	
420.3		Lynn Campbell		Other	Increasing densities within the LDR Zone without the requirement for additional car parking is a backward step as it will cause further congestion and car parking issues.		Out of scope not within Stage 1 of the PDP	
448.1		Matt Suddaby		Support	Support the proposed low density residential zoning generally	Accept in Part		Refer to entire s42A report
450.2		Alpine Estate Ltd		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.		Transferred to the hearing on mapping	
451.5		Martin McDonald and Sonya Anderson		Other	Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.		Transferred to the hearing on mapping	
451.5	FS1261.12	Bridesdale Farm Developments Limited		Oppose	Disallow the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655. The zoning of the McDonald property should be consistent with the zoning determined for the Bridesdale Farm property.		Transferred to the hearing on mapping	
460.3		Upper Clutha Women's Support Group Inc		Other	Lichen Lane and Sam John Place to become residential zoning. See submission point 460.		Transferred to the hearing on mapping	
460.3	FS1138.3	Darryll Rogers		Support	I seek that the whole of the submission be allowed		Transferred to the hearing on mapping	
460.3	FS1141.6	Melanie Rogers		Support	I seek that the whole of the submission be allowed		Transferred to the hearing on mapping	
501.1		Woodlot Properties Limited		Support	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.	Accept in Part		Issue Reference 1
501.1	FS1102.1	Bob and Justine Cranfield		Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Transferred to the hearing on mapping	
501.1	FS1289.1	Oasis In The Basin Association		Oppose	The whole of the submission be allowed.		Transferred to the hearing on mapping	
501.1	FS1270.81	Hansen Family Partnership		Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Transferred to the hearing on mapping	
506.6		Friends of the Wakatiou Gardens and Reserves Incorporated		Not Stated	Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.		Out of scope outside TLA/DP function	
506.6	FS1063.15	Peter Fleming and Others		Support	We support all of their submission. QLDC have provided little or no relevant section 32 reports that is it is lacking in section 32 reports that are of any use. It is unacceptable that submissions on A4 paper all stacked on top of one another would be over 1 metre height and that they can be cross referenced by us mere mortals in 3 weeks. They are closed off less than a week before Christmas New Year which is stupid. We wish to comment further on this at Hearings. We wish to object to all submissions that in fact amount to private plan changes. They are undemocratic and most likely illegal. The maps are unreadable.		Out of scope outside TLA/DP function	
514.1		Duncan Fea		Support	Retain Chapter 7 in its entirety	Accept in Part		Refer to entire s42A report
543.1		P J & G H Hensman & Southern Lakes Holdings Limited		Not Stated	Submitter supports the continued application of the Visitor Accommodation Subzone on their property (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)		Out of scope not within Stage 1 of the PDP	

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543.3		P J & G H Hensman & Southern Lakes Holdings Limited		Not Stated	Include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-zone) as a controlled activity and amend the objectives, policies and rules for visitor accommodation to reflect the Visitor Accommodation Subzone.		Out of scope not within Stage 1 of the PDP	
543.4		P J & G H Hensman & Southern Lakes Holdings Limited		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.		Transferred to the hearing on mapping	
555.1		Scott Freeman & Bravo Trustee Company Limited	7.2.10, 7.5.3, 7.5.4	Oppose	Adopt Objective 7.2.10, Rules 7.5.3 and 7.5.4 and Planning Map 33 as it relates to the submitters property.	Accept in Part		Issue Reference 4
555.4		Scott Freeman & Bravo Trustee Company Limited	7.4.11	Oppose	Provide an exemption within the Proposed District Plan that provides for two residential dwellings on sites greater than 900m ² in the Air Noise Boundary (within the Low Density Residential Zone) as a permitted activity (subject to compliance with other applicable rules). In effect, the same residential density allowance that applies under the Operative District Plan should apply to the properties located in the Air Noise Boundaries.	Accept in Part		Issue Reference 1
555.4	FS1340.23	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m ² . Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
562.3		Jim Ledgerwood		Not Stated	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		Transferred to the hearing on mapping	
571.12		Totally Tourism Limited		Not Stated	Any further or consequential or alternative amendments necessary to give effect to this submission.		Out of scope not within Stage 1 of the PDP	
591.3		Varina Propriety Limited		Other	Rezoning the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.		Transferred to the hearing on mapping	
591.3	FS1179.2	Sneaky Curfew Pty Ltd		Support	Supports submission 591 in relation to the extension of the Wanaka Town Centre Zone to replace the Wanaka Town Centre Transition Overlay on the Southern side of Brownston Street. Seeks that the following parts of submission 591 be allowed		Transferred to the hearing on mapping	
591.3	FS1276.4	JWA and DV Smith Trust		Oppose	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.		Transferred to the hearing on mapping	
611.1		Andrew Spencer		Support	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.3)		Transferred to the hearing on mapping	
619.1		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 356941 and the surrounding area Low Density Residential.		Transferred to the hearing on mapping	
619.2		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Low Density Residential Zone as a permitted activity.	Accept in Part		Refer to entire s42A report
619.3		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley Road to the east and the Lone Star/Base Camp complex to the north.		Transferred to the hearing on mapping	
619.5		Satomi Holdings Limited		Other	Oppose in part. The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.		Out of scope not within Stage 1 of the PDP	
619.7		Satomi Holdings Limited		Other	Oppose in part. The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.		Out of scope not within Stage 1 of the PDP	
622.1		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified so that operative zoning of Lots 1 – 6 DP301095 is reinstated that being Rural General.		Transferred to the hearing on mapping	

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622.2		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified so that the operative zoning of Lot 2 DP 302568 is reinstated, that being Rural General or alternatively that a setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP 301095 (Mountain Range) that avoids any development within this setback.		Transferred to the hearing on mapping	
622.3		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.		Transferred to Hearing Stream Commercial	
622.4		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to include rules that require landscaping of the 20m buffer setback prior to any development within the Local Shopping Centre Zone commencing with the form of the landscaping being sufficient to screen development from the submitters' land,		Transferred to Hearing Stream Commercial	
622.5		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to add rules that if breached trigger non-complying activity consent that ensure: - the 20m setback (noted above) only contains landscaping and therefore remains free of any buildings, structures or car parking, - the maximum height of any building or structure within 15m of the 20m setback shall not exceed 5.5m.		Transferred to Hearing Stream Commercial	
637.1		Andrew Spencer		Support	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.		Transferred to the hearing on mapping	
655.4		Bridesdale Farm Developments Limited		Oppose	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential		Transferred to the hearing on mapping	
655.4	FS1064.4	Martin MacDonald		Support	I seek that the whole of the submission be disallowed as per the reasons given in my original submissions reference numbers 451 and 454. I consider Medium Density zoning as inappropriate in this area, and that shifting of the outstanding natural landscape line and urban growth boundary line will result in significant adverse effects on the environment (both east and west of Hayes Creek) which is contrary to the principles of sustainable management.		Transferred to the hearing on mapping	
655.4	FS1071.5	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Transferred to the hearing on mapping	
655.4	FS1340.130	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.		Transferred to the hearing on mapping	
678.3		Southern District Health Board		Oppose	The SDHB seeks the reinstatement of the Community Facility zone (or similar) within the Proposed Plan and over the Lakes District Hospital Site where subject to performance standards the development of the hospital site is a permitted activity, and / or Community Activities activity status is changed from discretionary to permitted in the Low Density Residential Zone.	Reject		Issue Reference 3
678.3	FS1340.25	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports the currently operative District Plan status for community activities.	Reject		Issue Reference 3
691.1		Aaron and Rebecca Moody		Support	Confirm 47 Erskine Street (Lot 1 DP 337268) as part of the Low Density Residential Zone.		Transferred to the hearing on mapping	
709.3		Aspiring Lifestyle Retirement Village		Support	Relief: That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.		Transferred to the hearing on mapping	
779.1		Trevor & Catherine Norman		Support	As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.		Transferred to the hearing on mapping	
790.7		Queenstown Lakes District Council		Oppose	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone		Transferred to the hearing on mapping	
790.9		Queenstown Lakes District Council		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.		Transferred to the hearing on mapping	
790.10		Queenstown Lakes District Council		Oppose	Rezone Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.		Transferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
790.10	FS1340.167	Queenstown Airport Corporation		Oppose	QAC submits that the proposed rezoning of this land is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act. QAC submits that the rezoning request be disallowed.	790.10	Transferred to the hearing on mapping	
1366.1		Moraine Creek Limited		Support	Rezoning on planning map 22 from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported, including in relation to Lot 1 DP 300273.		Transferred to the hearing on mapping	
828.2		Brett Giddens		Not Stated	Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to Local Shopping Centre Zone or as a secondary option, a more appropriate higher density zone such as: <ul style="list-style-type: none"> •High Density Residential; •Medium Density Residential; or •Another zone or amended zone that will achieve the outcomes sought in the submission. Any additional or consequential relief of the proposed plan as a result of this submission.		Transferred to the hearing on mapping	
828.2	FS1340.154	Queenstown Airport Corporation		Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone). QAC opposes the proposed rezoning of this land to medium or high density residential and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Transferred to the hearing on mapping	
840.1		C & S Hansen		Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.		Transferred to the hearing on mapping	
840.1	FS1340.158	Queenstown Airport Corporation		Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).		Transferred to the hearing on mapping	
1359.5		Grant Keeley		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.		Transferred to the hearing on mapping	
1366.3		Moraine Creek Limited		Support	Supports the zoning of the submitter's land located at the corner of Wanaka-Mt Aspiring Road and Old Station Ave, legally described as Lot 1 DP 3000273 as Low Density Residential Zone and all objectives, policies and guidelines of the proposed Plan that promote the zone.	Accept in Part	Transferred to the hearing on mapping	
22.3		Raymond Walsh	7.1 Zone Purpose	Support	Supports the provision	Accept		Refer to entire s42A report
238.47		NZIA Southern and Architecture + Women Southern	7.1 Zone Purpose	Other	Supports the purpose in part.	Accept		Refer to entire s42A report
238.47	FS1107.52	Man Street Properties Ltd	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1226.52	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1234.52	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1239.52	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1241.52	Skyline Enterprises Limited & Accommodation and Booking Agents	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1242.75	Antony & Ruth Stokes	7.1 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.		Transferred to Hearing Stream Commercial	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.47	FS1248.52	Trojan Holdings Limited & Beach Street Holdings Limited	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
238.47	FS1249.52	Tweed Development Limited	7.1 Zone Purpose	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.	Reject		Refer to entire s42A report
380.23		Villa delLago	7.1 Zone Purpose	Support	supports the provision	Accept		Refer to entire s42A report
389.2		Body Corporate 22362	7.1 Zone Purpose	Support	supports the provision	Accept		Refer to entire s42A report
524.14		Ministry of Education	7.1 Zone Purpose	Not Stated	Support in part Retain	Accept		Issue Reference 3
22.4		Raymond Walsh	7.2 Objectives and Policies	Support	Supports the provision	Accept in Part		Refer to entire s42A report
230.1		Loris King	7.2 Objectives and Policies	Oppose	Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following objectives: 7.2.3 Allow higher housing densities 7.2.4 Allow low rise discrete infill housing 7.2.9 Generally discourage commercial development except where it is small...	Accept in Part		Issue Reference 1
230.1	FS1251.4	Varina Pty Limited	7.2 Objectives and Policies	Oppose	Opposes in part. The submitter opposes as it relates to matters on the Low Density Residential and Medium Density Residential Zones. The submitter considers that allowing for higher density housing, visitor accommodation and commercial activities in the residential zones of Wanaka is important to cater for growing population and tourist numbers.	Accept in Part		Issue Reference 1
389.3		Body Corporate 22362	7.2 Objectives and Policies	Support	supports the provision	Accept in Part		Refer to entire s42A report
391.2		Sean & Jane McLeod	7.2 Objectives and Policies	Support	Generally supports the objectives and policies of the Low density residential zone	Accept in Part		Refer to entire s42A report
798.29		Otago Regional Council	7.2 Objectives and Policies	Oppose	Effects of development on Public Transport: Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.	Reject		Issue Reference 5
378.23		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	7.2.1 Objective 1.	Support	Supports Objective 7.2.1 and associate Policies 7.2.1.1 to 7.2.1.2. Retain as notified.	Accept in Part		Issue Reference 1
378.23	FS1049.23	LAC Property Trustees Limited	7.2.1 Objective 1.	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		Issue Reference 1
378.23	FS1095.23	Nick Brasington	7.2.1 Objective 1.	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Issue Reference 1
435.4		Catherine Fallon	7.2.1 Objective 1.	Support	Supports the provision	Accept in Part		Issue Reference 1
719.31		NZ Transport Agency	7.2.1.1.	Support	Retain Policy 7.2.1.1 as proposed	Accept in Part		Issue Reference 1
571.7		Totally Tourism Limited	7.2.1.3	Oppose	Oppose Policy 7.2.1.3 as it relates to visitor accommodation.		Out of scope not within Stage 1 of the PDP	
1366.11		Moraine Creek Limited	7.2.1.3	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
110.5		Alan Cutler	7.2.2 Objective 2	Support	Supports provisions that will facilitate infill housing i.e. reducing the lot sizes.	Accept in Part		Issue Reference 1
144.4		Paul Sherriff	7.2.2 Objective 2	Other	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept in Part		Issue Reference 1
159.15		Karen Boulay	7.2.2 Objective 2	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
169.1		Tim Proctor	7.2.2 Objective 2	Support	retain objective 7.2.2 and policy 7.2.2.1	Accept in Part		Issue Reference 1
371.1		Camilla Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
372.1		Keith Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
374.1		Judith Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
435.3		Catherine Fallon	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
144.5		Paul Sherriff	7.2.2.2	Other	supports the provision, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept in Part		Issue Reference 1
206.1		Lindsay Jackson	7.2.2.2	Support	Supports objective 7.2.2.2, however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.	Accept in Part		Issue Reference 1
206.1	FS1063.46	Peter Fleming and Others	7.2.2.2	Support	All be allowed	Accept		Issue Reference 1
206.1	FS1274.26	John Thompson and MacFarlane Investments Limited	7.2.2.2	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Reject		Issue Reference 1
208.27		Pounamu Body Corporate Committee	7.2.2.2	Oppose	Amend as follows: <i>Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of views to the lake from Frankton Road, amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.</i>	Accept in Part		Issue Reference 2
208.27	FS1242.28	Antony & Ruth Stokes	7.2.2.2	Oppose	Believes that the proposed High Density Residential Objectives, Policies and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.		Transferred to Hearing Stream Residential	Deferred to High Density Residential Chapter
383.13		Queenstown Lakes District Council	7.2.3 Objective 3.	Other	Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: 'achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods'	Accept in Part		Issue Reference 1
433.51		Queenstown Airport Corporation	7.2.3 Objective 3.	Other	Amend the objective as follows: Objective 7.2.3 <i>Allow higher housing densities than typical in the zone provided that it:</i> •retains a low rise built form; and •responds appropriately and sensitively to the context and character of the locality; and, <i>does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.</i>	Accept		Issue Reference 1
433.51	FS1077.33	Board of Airline Representatives of New Zealand (BARNZ)	7.2.3 Objective 3.	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept		Issue Reference 1
433.51	FS1097.337	Queenstown Park Limited	7.2.3 Objective 3.	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.51	FS1117.100	Remarkables Park Limited	7.2.3 Objective 3.	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
435.5		Catherine Fallon	7.2.3 Objective 3.	Support	Supports the provision	Accept in Part		Issue Reference 1
117.3		Maggie Lawton	7.2.3.3	Other	Questioned methods to encourage and regulate activities such as rainwater tanks and composting toilets.	Reject		District Plan is silent on these matters. Rainwater tanks are included within the definition of buildings mostly and therefore are subject to the applicable DP standards
117.30		Maggie Lawton	7.2.4 Objective 4	Other	Council should be able to identify now where in-fill is to be allowed	Accept in Part		Infill allowed on sites in LDRZ where meet site criteria
159.16		Karen Boulay	7.2.4 Objective 4	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
169.2		Tim Proctor	7.2.4 Objective 4	Support	retain the objective 7.2.4 and policy 7.2.4.1	Accept in Part		Issue Reference 1
433.52		Queenstown Airport Corporation	7.2.4 Objective 4	Other	Insert a new policy as follows: Policy 7.2.4.2 <i>Discourage infill development of Activities Sensitive to Aircraft Noise within the Outer Control Noise Boundary on land around Queenstown Airport.</i>	Reject		Issue Reference 1
433.52	FS1077.34	Board of Airline Representatives of New Zealand (BARNZ)	7.2.4 Objective 4	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Reject		Issue Reference 1
433.52	FS1097.338	Queenstown Park Limited	7.2.4 Objective 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.52	FS1117.101	Remarkables Park Limited	7.2.4 Objective 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
238.48		NZIA Southern and Architecture + Women Southern	7.2.5 Objective 5	Other	Supports the provision in part. Queries who determines the "sensitivity to the existing character"?	Reject		The decision maker
238.48	FS1107.53	Man Street Properties Ltd	7.2.5 Objective 5	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		Issue Reference 1
238.48	FS1226.53	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.2.5 Objective 5	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		Issue Reference 1
238.48	FS1234.53	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.2.5 Objective 5	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		Issue Reference 1
238.48	FS1239.53	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.2.5 Objective 5	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		Issue Reference 1
238.48	FS1241.53	Skyline Enterprises Limited & Accommodation and Booking Agents	7.2.5 Objective 5	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		Issue Reference 1
238.48	FS1242.76	Antony & Ruth Stokes	7.2.5 Objective 5	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.		Transferred to Hearing Stream Commercial	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.48	FS1248.53	Trojan Holdings Limited & Beach Street Holdings Limited	7.2.5 Objective 5	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		Issue Reference 2
238.48	FS1249.53	Tweed Development Limited	7.2.5 Objective 5	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		Issue Reference 2
117.31		Maggie Lawton	7.2.6 Objective 6	Support	objective should also cater for people being able to walk or cycle rather than drive	Accept in Part		Issue Reference 5
435.6		Catherine Fallon	7.2.6 Objective 6	Support	supports the provision	Accept in Part		Issue Reference 3
438.4		New Zealand Fire Service	7.2.6 Objective 6	Other	Objective 7.2.6 - Requests that the term "emergency service facilities" is added to objective 7.2.6 . Amend objective 7.2.6 to read: <i>"Provide for community activities and facilities, and emergency service facilities that are generally best located in a residential environment close to residents."</i> Policy 7.2.6.1 - amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <i>"Enable the establishment of community activities and facilities and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."</i>	Reject		Issue Reference 3
524.15		Ministry of Education	7.2.6 Objective 6	Support	Retain	Accept in Part		Issue Reference 3
524.16		Ministry of Education	7.2.6.1	Support	Retain	Accept in Part		Issue Reference 3
524.17		Ministry of Education	7.2.6.2	Support	Retain	Accept in Part		Issue Reference 3
524.18		Ministry of Education	7.2.6.3	Support	Retain	Accept in Part		Issue Reference 3
238.49		NZIA Southern and Architecture + Women Southern	7.2.7 Objective 7	Support	Requests addition of cycle ways to maps.		Transferred to the hearing on mapping	
238.49	FS1107.54	Man Street Properties Ltd	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1226.54	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1234.54	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1239.54	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1241.54	Skyline Enterprises Limited & Accommodation and Booking Agents	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1242.77	Antony & Ruth Stokes	7.2.7 Objective 7	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.		Transferred to Hearing Stream Commercial	
238.49	FS1248.54	Trojan Holdings Limited & Beach Street Holdings Limited	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
238.49	FS1249.54	Tweed Development Limited	7.2.7 Objective 7	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.		Transferred to the hearing on mapping	
378.24		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	7.2.7 Objective 7	Support	Supports Objective 7.2.7 and associated Policies 7.2.7.1 to 7.2.7.2 and 7.2.7.3. Retain as notified.	Accept in Part		Issue Reference 5

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
378.24	FS1049.24	LAC Property Trustees Limited	7.2.7 Objective 7	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		Issue Reference 5
378.24	FS1095.24	Nick Brasington	7.2.7 Objective 7	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Issue Reference 5
435.7		Catherine Fallon	7.2.7 Objective 7	Support	supports the provision	Accept		Issue Reference 5
719.32		NZ Transport Agency	7.2.7 Objective 7	Support	Retain 7.2.7 Objective as proposed.	Accept		Issue Reference 5
805.46		Transpower New Zealand Limited	7.2.7 Objective 7	Other	Support with amendments. Amend to: Ensure development efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid and roading networks.	Reject		Issue Reference 5
805.46	FS1211.28	New Zealand Defence Force	7.2.7 Objective 7	Support	Agrees that this provision appropriately provides for and protects regionally significant infrastructure.	Reject		Issue Reference 5
805.46	FS1340.26	Queenstown Airport Corporation	7.2.7 Objective 7	Support	Support in Part - QAC supports the proposed amendments. It is appropriate to take into consideration the potential adverse effects of urban growth and development on regionally significant infrastructure. QAC proposed the following alternative wording: Ensure development efficiently utilises existing infrastructure and avoids, remedies or mitigates the adverse effects on the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid and roading networks.	Reject		Issue Reference 5
110.7		Alan Cutler	7.2.7.2	Other	supports in part. Requests incentives to encourage initiatives. Where development within the LDR installs an on-site Storm water management system then rates relief should be given and charges against that property for the QLDC SW network should be waived.		Out of scope outside TLA/DP function	
117.32		Maggie Lawton	7.2.7.2	Support	Sufficient land must be provided for an on-site stormwater system so that it should not impact on on-site or neighbouring natural waterways and wetlands	Reject		This would be assessed on a site by site basis by Council's Engineers
438.5		New Zealand Fire Service	7.2.7.2	Support	Retain Policy 7.2.7.2 as notified.	Accept		Issue Reference 5
117.33		Maggie Lawton	7.2.7.3	Support	consider inclusion of ecological corridors in this policy	Reject		Ecological corridors are not included within the District Plan and are therefore not defined
719.33		NZ Transport Agency	7.2.7.3	Other	Amend Amend Policy 7.2.7.3 as follows: Development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).	Accept		Issue Reference 5
383.14		Queenstown Lakes District Council	7.2.8 Objective 8	Other	Delete the note.		Out of scope not within Stage 1 of the PDP	
383.14	FS1186.7	Contact Energy Limited	7.2.8 Objective 8	Support	Support in part. A further definition for 'Critical Infrastructure' is needed. These are; infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities within the Queenstown Lakes District and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure.		Out of scope not within Stage 1 of the PDP	
383.14	FS1340.20	Queenstown Airport Corporation	7.2.8 Objective 8	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.		Out of scope not within Stage 1 of the PDP	
571.8		Totally Tourism Limited	7.2.8 Objective 8	Oppose	Oppose Objective 7.2.8 and associated Policies 7.2.8.1 and 7.2.8.2 as they relate to visitor accommodation.		Out of scope not within Stage 1 of the PDP	
1366.12		Moraine Creek Limited	7.2.8 Objective 8	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
1366.13		Moraine Creek Limited	7.2.8.1	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
1366.14		Moraine Creek Limited	7.2.8.2	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
269.9		David Barton	7.2.9 Objective 9	Support in part	Support in Part - Add an additional policy: "Policy 7.2.9.5: Commercial activity that encourages walking, less car use, increases sense of community and provides amenity to the local residents should be supported."	Reject		Issue Reference 3
335.7		Nic Blennerhassett	7.2.9 Objective 9	Support	Support. the objective recognises that working from home is becoming more common. The rules governing this appear appropriate.	Accept		Issue Reference 3
269.7		David Barton	7.2.9.2	Oppose	Amend policy 7.2.9.2 to remove the 100m2 gross floor area limit for commercial development.	Accept		Issue Reference 3
269.8		David Barton	7.2.9.3	Oppose	Amend policy 7.2.9.3 to support adverse noise effects if they are controlled (for example by sound-proofing or hours of operation).	Accept in Part		Issue Reference 3
24.1		Hayden Tapper	7.2.10	Support	Supports objective as it relates to the submitters property.	Accept		Issue Reference 4
35.2		Keith Hubber Family Trust No 2	7.2.10	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 4
36.3		Malcolm, Anna McKellar, Stevenson	7.2.10	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 4
43.2		KE & HM, RD Hamlin, Liddell	7.2.10	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 4
117.34		Maggie Lawton	7.2.10	Support	Wording "as necessary" is ambiguous. Questioned if is there an internal decibel level that is required to be met?	Accept		Refer to notified rules 7.5.3 and 7.5.4
141.5		Barbara Williams	7.2.10	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 4
144.6		Paul Sherriff	7.2.10	Other	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept		Issue Reference 2
206.2		Lindsay Jackson	7.2.10	Not Stated	Supports 7.2.10 however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.	Accept		Issue Reference 2
206.2	FS1063.47	Peter Fleming and Others	7.2.10	Support	All be allowed	Accept		Issue Reference 2
206.2	FS1274.27	John Thompson and MacFarlane Investments Limited	7.2.10	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept in Part		Issue Reference 2
433.53		Queenstown Airport Corporation	7.2.10	Other	Amend the policy as follows: Policy 7.2.10.1 <i>Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.</i>	Accept in Part		Issue Reference 1
433.53	FS1077.35	Board of Airline Representatives of New Zealand (BARNZ)	7.2.10	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept in Part		Issue Reference 1
433.53	FS1097.339	Queenstown Park Limited	7.2.10	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
433.53	FS1117.102	Remarkables Park Limited	7.2.10	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
485.3		Joanne Phelan and Brent Herdson	7.2.10	Not Stated	Adopt Objective 7.2.10 as it relates to our property.	Accept		Issue Reference 1 and 4
719.34		NZ Transport Agency	7.2.10	Other	Amend Add an additional policy to 7.2.10 Objective as follows: 7.2.10.3 Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway road noise effects area are designed to meet internal sound levels of AS/NZ 2107:2000	Accept in Part		Issue Reference 4
433.54		Queenstown Airport Corporation	7.2.10.2	Other	Amend the policy as follows: Policy 7.2.10.2 <i>Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.</i>	Accept in Part		Issue Reference 1
433.54	FS1077.36	Board of Airline Representatives of New Zealand (BARNZ)	7.2.10.2	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept in Part		Issue Reference 1
433.54	FS1097.340	Queenstown Park Limited	7.2.10.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.54	FS1117.103	Remarkables Park Limited	7.2.10.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
719.35		NZ Transport Agency	7.4.10.2	Other	Amend Rule 7.4.10.2 as follows: • Parking and access: safety; and efficiency of the roading network, and impacts to on-street parking and neighbours	Reject		Issue Reference 4
22.5		Raymond Walsh	7.3 Other Provisions and Rules	Support	Supports the provision	Accept		Refer to entire s42A report
805.47		Transpower New Zealand Limited	7.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		Chapter 30 is of no greater weight than the other District Wide chapters and so does not require particular reference above the other chapters
22.6		Raymond Walsh	7.4 Rules - Activities	Support	Supports the provision	Accept in Part		Refer to entire s42A report
169.3		Tim Proctor	7.4.9	Support	retain the rule	Accept in Part		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
230.2		Loris King	7.4 Rules - Activities	Oppose	Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following Rules - Activities: 7.4.10.2 7.4.18 7.5.6 7.5.8.1 7.5.8.2 7.5.8.3 7.5.15 Believes the minimum size for sections in the Low Density Residential Zone should not be below 600m2.	Reject		Issue Reference 1
230.2	FS1251.5	Varina Pty Limited	7.4 Rules - Activities	Oppose	Opposes in part. The submitter opposes as it relates to matters on the Low Density Residential and Medium Density Residential Zones. The submitter considers that allowing for higher density housing, visitor accommodation and commercial activities in the residential zones of Wanaka is important to cater for growing population and tourist numbers.	Accept		Issue Reference 1
383.15		Queenstown Lakes District Council	7.4 Rules - Activities	Oppose	Delete Rule 7.4.11	Accept in Part		Issue Reference 1
383.15	FS1077.12	Board of Airline Representatives of New Zealand (BARNZ)	7.4 Rules - Activities	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Accept in Part		Issue Reference 1
383.16		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to delete the reference to "residential flat"	Accept		Issue Reference 1
383.17		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to delete the reference to "residential flat"	Accept		Issue Reference 1
383.18		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Accept		Issue Reference 1
427.1		MR & SL Burnell Trust	7.4 Rules - Activities	Oppose	The activity status of three or more residential units per site should be amended from Restricted Discretionary to Discretionary Activity to enable persons who may be affected by development opportunities to submit on a publicly or limited notified application	Reject		Issue Reference 5
433.55		Queenstown Airport Corporation	7.4 Rules - Activities	Other	Insert a new Rule to Table 7.4 as follows: Rule 7.4.X Activities located in the Low Density Residential Zone Any Activity Sensitive to Aircraft Noise that does not comply with Standards 7.5.3 and 7.5.4. Activity Status NC	Reject		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1077.37	Board of Airline Representatives of New Zealand (BARNZ)	7.4 Rules - Activities	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Reject		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1097.341	Queenstown Park Limited	7.4 Rules	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1117.104	Remarkables Park Limited	7.4 Rules	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
571.11		Totally Tourism Limited	7.4.1	Oppose	Oppose Rule 7.4.1. unlisted activities being non complying	Reject		Issue Reference 6
1366.17		Moraine Creek Limited	7.4.1	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
438.6		New Zealand Fire Service	7.4.2	Support	Retain 7.4.2 as notified.	Accept		Refer to entire s42A report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
438.7		New Zealand Fire Service	7.4.8	Not Stated	Retain 7.4.8 as notified	Accept in Part		Issue Reference 3
524.19		Ministry of Education	7.4.8	Oppose	Relief sought: Change the activity status of community activities and facilities to permitted.	Reject		Issue Reference 3
524.19	FS1340.24	Queenstown Airport Corporation	7.4.8	Not Stated	Support in part/Oppose in part - QAC supports the currently operative District Plan status for community activities.	Reject		Issue Reference 3
159.17		Karen Boulay	7.4.9	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
166.1		Aurum Survey Consultants	7.4.9	Oppose	Delete rule 7.4.9. Allow one dwelling per 300 m ² in line with rule 7.5.6, but make it a controlled activity for more than one dwelling per site. Delete rule 7.4.10.	Accept in Part		Issue Reference 1
358.1		Melissa Vining	7.4.9	Support	Support provision 7.4.9.2, two dwellings, residential units or residential flats or less per site as a permitted activity. Seeks that this provision be upheld as notified	Accept in Part		Issue Reference 1
159.18		Karen Boulay	7.4.10	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
238.50		NZIA Southern and Architecture + Women Southern	7.4.10	Other	Questions first matter of Discretion.	Accept in Part		Issue Reference 1
238.50	FS1107.55	Man Street Properties Ltd	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1226.55	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1234.55	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1239.55	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1241.55	Skyline Enterprises Limited & Accommodation and Booking Agents	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1242.78	Antony & Ruth Stokes	7.4.10	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.		Transferred to Hearing Stream Commercial	
238.50	FS1248.55	Trojan Holdings Limited & Beach Street Holdings Limited	7.4.10	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.	Reject		Issue Reference 1
238.50	FS1249.55	Tweed Development Limited	7.4.10	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.	Reject		Issue Reference 1
238.52		NZIA Southern and Architecture + Women Southern	7.4.10	Other	Supports in part. Requests insertion of provisions for minimum outdoor living space as detailed in the operative district plan, replicated below. viii Outdoor Living Space (a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be: 36m ² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m ² contained in one area with a minimum dimension of 2m at any above ground floor level	Reject		Issue Reference 2
238.52	FS1107.57	Man Street Properties Ltd	7.4.10	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		Issue Reference 2

Appendix 2 to the Section 42A report for Chapter 7 – Low Density Residential

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.52	FS1226.57	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.4.10	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		Issue Reference 2
238.52	FS1234.57	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.4.10	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		Issue Reference 2
238.52	FS1239.57	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.4.10	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		Issue Reference 2
238.52	FS1241.57	Skyline Enterprises Limited & Accommodation and Booking Agents	7.4.10	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		Issue Reference 2
238.52	FS1242.80	Antony & Ruth Stokes	7.4.10	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.		Transferred to Hearing Stream Commercial	
238.52	FS1248.57	Trojan Holdings Limited & Beach Street Holdings Limited	7.4.10	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		Issue Reference 2
238.52	FS1249.57	Tweed Development Limited	7.4.10	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		Issue Reference 2
406.1		Graeme Morris Todd	7.4.10	Oppose	Opposes Rule 7.4.10 allowing for 3 or more residential units as a Restricted Discretionary Activity. Requests this be amended to a Discretionary Activity.	Reject		Issue Reference 1
406.1	FS1261.1	Bridesdale Farm Developments Limited	7.4.10	Oppose	Disallow the submission and retain Rule 7.4.10 as notified.	Accept in Part		Issue Reference 1
24.5		Hayden Tapper	7.4.11	Oppose	Completely opposes the Rule. Requests deletion of rule. Provide exemption which provides for two dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other rules) to achieve the same residential density allowance that applies under the operative district plan for properties in the Air Noise Boundaries.	Accept in Part		Issue Reference 1
24.5	FS1077.1	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
24.5	FS1340.15	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept		Issue Reference 1
35.1		Keith Hubber Family Trust No 2	7.4.11	Oppose	opposes rule 7.4.11 completely. Delete rule 7.4.11 and provide an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other rules) as provided for by the operative district plan.	Accept in Part		Issue Reference 1
35.1	FS1077.2	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
35.1	FS1340.16	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
36.1		Malcolm, Anna McKellar, Stevenson	7.4.11	Oppose	Opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.	Accept in Part		Issue Reference 1

Appendix 2 to the Section 42A report for Chapter 7 – Low Density Residential

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
36.1	FS1077.3	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
36.1	FS1340.17	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
43.1		KE & HM, RD Hamlin, Liddell	7.4.11	Oppose	opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.	Accept in Part		Issue Reference 1
43.1	FS1077.4	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
43.1	FS1340.18	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
141.4		Barbara Williams	7.4.11	Oppose	Opposes Rule 7.4.11 and requests this rule be deleted. Requests exemption that provides for two residential dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other applicable rules) as provided for by the residential density allowance of the operative district plan.	Accept in Part		Issue Reference 1
141.4	FS1077.10	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
141.4	FS1340.19	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
271.11		Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Support	BARNZ supports making development within the Air Noise Boundary which is greater than one dwelling, unit or flat per site non-complying.	Reject		Issue Reference 1
271.11	FS1117.31	Remarkables Park Limited	7.4.11	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
271.11	FS1097.114	Queenstown Park Limited	7.4.11	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
485.1		Joanne Phelan and Brent Herdson	7.4.11	Oppose	Opposes Rule 7.4.11 and seek this rule is deleted. Delete Rule 7.4.11 in its entirety.	Accept in Part		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
485.1	FS1077.51	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
485.1	FS1340.21	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
555.3		Scott Freeman & Bravo Trustee Company Limited	7.4.11	Oppose	Delete Rule 7.4.11 in its entirety.	Accept in Part		Issue Reference 1
555.3	FS1077.52	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
555.3	FS1340.22	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
834.2		Helen McPhail	7.4.11	Not Stated	Delete 7.4.11.	Accept in Part		Issue Reference 1
834.2	FS1077.73	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
433.56		Queenstown Airport Corporation	7.4.12	Other	Amend the rule as follows: <i>Control is reserved to:</i> <i>The acoustic treatment requirements in Rule 7.5.3 and 7.5.4.</i>		Out of scope not within Stage 1 of the PDP	
433.56	FS1077.38	Board of Airline Representatives of New Zealand (BARNZ)	7.4.12	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.		Out of scope not within Stage 1 of the PDP	
433.56	FS1097.342	Queenstown Park Limited	7.4.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Out of scope not within Stage 1 of the PDP	
433.56	FS1117.105	Remarkables Park Limited	7.4.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Out of scope not within Stage 1 of the PDP	
345.5		(K)John McQuilkin	7.4.21	Other	Supports with the following amendments: <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 90 nights per calendar year</i> <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		Out of scope not within Stage 1 of the PDP	
345.5	FS1059.63	Erna Spijkerbosch	7.4.21	Oppose	All visitor accommodation should be treated as commercial venture and therefore subject to same regulations as motels etc		Out of scope not within Stage 1 of the PDP	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
391.3		Sean & Jane McLeod	7.4.21	Other	That the discrepancy between single level residential units and multi story residential units for use as VA be addressed in all sections of the district plan where it appears.		Out of scope not within Stage 1 of the PDP	
571.9		Totally Tourism Limited	7.4.21	Oppose	Oppose Rule 7.4.21.		Out of scope not within Stage 1 of the PDP	
1366.15		Moraine Creek Limited	7.4.21	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
345.6		(K)John McQuilkin	7.4.22	Other	<i>Supports with the following amendments:</i> <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 90 days nights but less than 180 nights per calendar year [...]</i> <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		Out of scope not within Stage 1 of the PDP	
345.6	FS1059.64	Erna Spijkerbosch	7.4.22	Oppose	All visitor accommodation should be treated as commercial venture and therefore subject to same regulations as motels etc.		Out of scope not within Stage 1 of the PDP	
571.10		Totally Tourism Limited	7.4.22	Oppose	Oppose Rule 7.4.22.		Out of scope not within Stage 1 of the PDP	
719.36		NZ Transport Agency	7.4.22	Other	Amend Rule 7.4.22 as follows: • Parking and access: safety; and efficiency of the roading network, and impacts to on-street parking and neighbours		Out of scope not within Stage 1 of the PDP	
1366.16		Moraine Creek Limited	7.4.22	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
22.7		Raymond Walsh	7.5 Rules - Standards	Support	supports the provision	Accept in Part		Refer to entire s42A report
169.4		Tim Proctor	7.5 Rules - Standards	Other	retain the objective and policy	Accept in Part		Refer to entire s42A report
208.28		Pounamu Body Corporate Committee	7.5 Rules - Standards	Oppose	Retain Rules 7.5.1 and 7.5.2 as they relate to Queenstown residential areas, but reinsert Rule 7.5.5.2(xix)(a) of the Operative Plan.	Accept in Part		Issue Reference 2
358.2		Melissa Vining	7.5 Rules - Standards	Support	Support Section 7.5 and seek that this section is upheld in its entirety.	Accept in Part		Refer entire s42A report
383.19		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend heading to delete "applicable to flat sites only" and instead state "Recession plane (including accessory buildings)"	Accept in Part		Issue Reference 2
383.19	FS1215.2	Goldridge Resort Limited	7.5 Rules - Standards	Oppose	Seeks that this submission be disallowed. The application of such controls would be detrimental to the future development of the existing Low Density Residential Zone and Visitor Accommodation Sub-Zones at a period when Queenstown is experiencing a significant visitor bed shortage during peak visitor seasons. Council should in fact look at enabling height up to 12m in the identified Low Density Residential Zone Visitor Accommodation Sub-Zones to provide for hotel development in these existing identified and consolidated areas that anticipate larger scale visitor accommodation development.	Accept in Part		Issue Reference 2
383.19	FS1223.1	Manor Holdings Limited & Body Corporate	7.5 Rules - Standards	Oppose	Believes that the submitter has provided no analysis or evidence. Agrees that the application of controls would be detrimental to the future development of the existing Low Density Residential Zone and particularly the Visitor Accommodation Sub-Zones. Seeks that the Council should enable height within the area to provide accommodation development. Seeks that this submission be disallowed.	Accept in Part		Issue Reference 2
383.19	FS1251.9	Varina Pty Limited	7.5 Rules - Standards	Oppose	Opposes in part. The submitter opposes with respect to applying recession planes on sloping sites in the Low Density Residential Zone. Recession planes on sloping sites can severely restrict the available building envelop and it is submitted that there is no justification for sloping sites in the Low Density Residential Zone to be subject to recession plane controls. Assures that no evidence has been provided by the submitter that the monitoring of the operative provisions that exclude sloping sites from recession plane requirements has been ineffective or inefficient.	Accept in Part		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
383.20		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend to add a second bullet point under 'except for' which says: 'Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximum density shall be 1 unit per 450m2 net site area'	Accept in Part		Issue Reference 1
383.20	FS1077.13	Board of Airline Representatives of New Zealand (BARNZ)	7.5 Rules - Standards	Support	Make the change requested by QLDC	Accept in Part		Issue Reference 1
383.21		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend to correct spelling mistake in word "compliance".	Accept		Refer entire s42A report
60.3		Mike Hansen	7.5.1	Support	The Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Low Density Residential Zone of "Old Frankton" in particular.	Reject		Issue Reference 2
67.3		Keith Syme	7.5.1	Support	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding building heights for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.2		A M Mavora MacKenzie	7.5.1	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.1		Rupert & Elizabeth Le Berne Illes	7.5.1	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.3		Paul Sherriff	7.5.1	Oppose	Maintain the current rules as outlined in the operative district plan for building height		Out of scope not within Stage 1 of the PDP	
148.4		Jack and Valerie Hamilton	7.5.1	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
206.5		Lindsay Jackson	7.5.1	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.5	FS1063.50	Peter Fleming and Others	7.5.1	Support	All be allowed	Reject		Issue Reference 2
206.5	FS1125.10	New Zealand Fire Service	7.5.1	Oppose	Disallow. The Commission supports this provision as it was notified. While a fire station can be designed to meet an 8.5m height limit, to best meet operational requirements greater height is desirable as is proposed in the Plan for the Queenstown Town Centre.	Accept		Issue Reference 2
206.5	FS1274.30	John Thompson and MacFarlane Investments Limited	7.5.1	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2
438.8		New Zealand Fire Service	7.5.1	Other	The NZFS wishes to exempt drying towers from this rule. Amend to state: <i>Exemption: Fire station towers are exempt from this rule</i>	Reject		Issue Reference 3
238.51		NZIA Southern and Architecture + Women Southern	7.5.1.4	Other	Supports the rule in part. Requests consideration to scenario where first house is less than 5.5m high the second house can be taller. Requests diagram to illustrate point 'c'.	Reject		Issue Reference 2
238.51	FS1107.56	Man Street Properties Ltd	7.5.1.4	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		Issue Reference 2
238.51	FS1226.56	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.1.4	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		Issue Reference 2
238.51	FS1234.56	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.1.4	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		Issue Reference 2
238.51	FS1239.56	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.1.4	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		Issue Reference 2
238.51	FS1241.56	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.1.4	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		Issue Reference 2
238.51	FS1242.79	Antony & Ruth Stokes	7.5.1.4	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.		Transferred to Hearing Stream Commercial	
238.51	FS1248.56	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.1.4	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		Issue Reference 2

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238.51	FS1249.56	Tweed Development Limited	7.5.1.4	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		Issue Reference 2
66.1		Keith Syme	7.5.2	Oppose	I submit that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
72.2		Kelvin Peninsula Community Association	7.5.2	Other	Supports general concepts of low density to become gentle density.	Accept		Issue Reference 1
72.2	FS1352.15	Kawarau Village Holdings Limited	7.5.2	Support	Allow relief sought	Accept		Issue Reference 1
83.1		A M Mavora MacKenzie	7.5.2	Other	that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
144.7		Paul Sherriff	7.5.2	Other	Retain Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.		Out of scope not within Stage 1 of the PDP	
148.1		Jack and Valerie Hamilton	7.5.2	Other	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub-Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
158.1		Mary Paul	7.5.2	Oppose	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
158.2		Mary Paul	7.5.2	Oppose	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
166.2		Aurum Survey Consultants	7.5.2	Oppose	Delete both rules 7.5.1.4 and 7.5.2.3.	Reject		Issue Reference 2
206.10		Lindsay Jackson	7.5.2	Other	Requests that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to building height for the Frankton VA Subzone at Lake Avenue & Yewlett Crescent be incorporated in any district plan adopted by Council.		Out of scope not within Stage 1 of the PDP	
206.10	FS1063.55	Peter Fleming and Others	7.5.2	Support	All be allowed		Out of scope not within Stage 1 of the PDP	
206.10	FS1274.35	John Thompson and MacFarlane Investments Limited	7.5.2	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.		Out of scope not within Stage 1 of the PDP	
389.4		Body Corporate 22362	7.5.2	Other	That rule 7.5.2.2 be changed back to a Maximum of 8 metres. Also 7.5.2.3.d to match the existing QLDCPD the 8 m height error should be corrected to 7 m.	Reject		Notified height in 7.5.2.2 is consistent with ODP.
391.4		Sean & Jane McLeod	7.5.2	Other	That the height limit on sloping ground be 8 metres that the non compliance for a second unit becomes discretionary rather than non-complying Delete the 5.5m limit for an additional unit. If kept, change to "restricted discretionary" as an 8m building may have no effect on some sites. Also 7.5.2.3.(d) to match the existing QLDCPD the 8 m height error should be corrected to 7 m	Accept in Part		Issue Reference 2
391.4	FS1207.4	Bridget Mary Rennie	7.5.2	Support	States that land is less than 1km from Town Centre, therefore can no longer be regarded Rural. Believes that 4000sqm is too large to consider due to the expensive up keep. Suggests that there could be a different Rural residential (4000m2) and a large lot (2000m2) with enough space to plant trees and be away from neighborhoods, in order to maintain tranquility and birdlife.		Transferred to Hearing Stream Residential	Deferred to Large Lot Residential chapter
438.9		New Zealand Fire Service	7.5.2	Not Stated	The NZFS wishes to exempt drying towers from this rule. Amend to state: <i>Exemption: Fire station towers are exempt from this rule</i>	Reject		Issue Reference 3
110.6		Alan Cutler	7.5.2.3	Other	requests rule to acknowledge aspect and topography which may allow additional height without adverse effects.	Accept in Part		Issue Reference 2
110.6	FS1059.16	Erna Spijkerbosch	7.5.2.3	Support	Support	Accept in Part		Issue Reference 2
169.5		Tim Proctor	7.5.2.3	Other	Amend rule/ standard 7.5.2.3 to enable infill dwellings to exceed 5.5 m in height where the floor level of that dwelling is significantly lower than that of the existing dwelling.	Accept in Part		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
24.2		Hayden Tapper	7.5.3	Support	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.	Accept		Issue Reference 1 and 4
35.3		Keith Hubber Family Trust No 2	7.5.3	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
36.4		Malcolm, Anna McKellar, Stevenson	7.5.3	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 1 and 4
43.3		KE & HM, RD Hamlin, Liddell	7.5.3	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 1 and 4
141.1		Barbara Williams	7.5.3	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
271.12		Board of Airline Representatives of New Zealand (BARNZ)	7.5.3	Support	Support.	Accept		Issue Reference 1 and 4
271.12	FS1117.32	Remarkables Park Limited	7.5.3	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
271.12	FS1097.115	Queenstown Park Limited	7.5.3	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.57		Queenstown Airport Corporation	7.5.3	Support	Retain the standard as notified.	Accept		Issue Reference 1 and 4
433.57	FS1097.343	Queenstown Park Limited	7.5.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.57	FS1117.106	Remarkables Park Limited	7.5.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
485.4		Joanne Phelan and Brent Herdson	7.5.3	Not Stated	Adopt Rule 7.5.3 as it relates to the submitters property.	Accept		Issue Reference 1 and 4
24.3		Hayden Tapper	7.5.4	Support	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.	Accept		Issue Reference 1 and 4

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
35.4		Keith Hubber Family Trust No 2	7.5.4	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
36.5		Malcolm, Anna McKellar, Stevenson	7.5.4	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 1 and 4
43.4		KE & HM, RD Hamlin, Liddell	7.5.4	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 1 and 4
141.2		Barbara Williams	7.5.4	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
271.13		Board of Airline Representatives of New Zealand (BARNZ)	7.5.4	Support	Support.	Accept		Issue Reference 1 and 4
271.13	FS1117.33	Remarkables Park Limited	7.5.4	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
271.13	FS1097.116	Queenstown Park Limited	7.5.4	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.58		Queenstown Airport Corporation	7.5.4	Other	Retain the standard as notified.	Accept		Issue Reference 1 and 4
433.58	FS1097.344	Queenstown Park Limited	7.5.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.58	FS1117.107	Remarkables Park Limited	7.5.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
485.5		Joanne Phelan and Brent Herdson	7.5.4	Not Stated	Adopt Rule 7.5.4 as it relates to the submitters property.	Accept		Issue Reference 1 and 4
249.10		Willowridge Developments Limited	7.5.5	Oppose	Provide for 50% building coverage for lots between 450m2 – 700m2.	Reject		Issue Reference 2
438.10		New Zealand Fire Service	7.5.5	Not Stated	The NZFS wishes to exempt fire stations from this rule. Amend to state: <i>Exemption: Fire stations are exempt from this rule</i>	Reject		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
89.1		Emma Chisholm	7.5.6	Oppose	Opposes site density of 300m2 for infill development in the LDR Zone and requests that the site area size be increased to at least 400m2. Supports the need for infill development in Queenstown generally.	Accept in Part		Issue Reference 1
169.6		Tim Proctor	7.5.6	Oppose	That the density be gross density rather than net and/ or be an average net or gross density over the whole site	Reject		Net site area excludes access legs etc which should not be taken into account in the site area for a dwelling
202.1		Graham Dickson	7.5.6	Oppose	Retain the existing density of 450sqm.per dwelling	Accept in Part		Issue Reference 1
271.14		Board of Airline Representatives of New Zealand (BARNZ)	7.5.6	Other	Add an additional exemption to 7.5.6 as follows: <ul style="list-style-type: none"> land within the Queenstown Airport Air Noise Boundary, or between the Outer Control Boundary and the Air Noise Boundary, where the maximum site density shall be one residential unit or dwelling per 450m2 net site area. 	Accept		Issue Reference 1
271.14	FS1117.34	Remarkables Park Limited	7.5.6	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
271.14	FS1097.117	Queenstown Park Limited	7.5.6	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
336.3		Middleton Family Trust	7.5.6	Oppose	Remove the reference to the Queenstown Heights Overlay Area.	Reject		Issue Reference 1
336.3	FS1340.78	Queenstown Airport Corporation	7.5.6	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		Issue Reference 1
354.3		Middleton Family Trust	7.5.6	Oppose	Remove reference to the Queenstown Heights Overlay Area from 7.5.6.	Reject		Issue Reference 1
433.59		Queenstown Airport Corporation	7.5.6	Other	Amend the rule as follows: Rule 7.5.6 Density The maximum site density shall be one residential unit or dwelling per 300m2 net site area, except for: <ul style="list-style-type: none"> the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m2 net site area. within the Outer Control Boundary at Queenstown Airport where the maximum site density shall be one Activity Sensitive to Aircraft Noise per 450m2 net site area. 	Accept in Part		Issue Reference 1
433.59	FS1077.39	Board of Airline Representatives of New Zealand (BARNZ)	7.5.6	Support	Make the change requested by QAC	Accept		Issue Reference 1
433.59	FS1097.345	Queenstown Park Limited	7.5.6	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
433.59	FS1117.108	Remarkables Park Limited	7.5.6	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
435.2		Catherine Fallon	7.5.6	Support	Allow low impact infill development to a maximum of 1 house per 300m2.	Accept in Part		Issue Reference 1
501.2		Woodlot Properties Limited	7.5.6	Support	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.	Accept in Part		Issue Reference 1
501.2	FS1102.2	Bob and Justine Cranfield	7.5.6	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Transferred to Hearing Stream Rural	
501.2	FS1289.2	Oasis In The Basin Association	7.5.6	Oppose	The whole of the submission be allowed.		Transferred to Hearing Stream Rural	
501.2	FS1270.82	Hansen Family Partnership	7.5.6	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Transferred to Hearing Stream Rural	
752.3		Michael Farrier	7.5.6	Not Stated	Low Density requirements are retained as current and the minimum lot size is retained at 600m2 with no provision to allow 300m2 lots.	Reject		Issue Reference 1
60.2		Mike Hansen	7.5.8	Other	The Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Low Density Residential Zone of "Old Frankton" in particular.	Reject		Issue Reference 2
67.1		Keith Syme	7.5.8	Oppose	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.3		A M Mavora MacKenzie	7.5.8	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.3		Rupert & Elizabeth Le Berne Illes	7.5.8	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.2		Paul Sherriff	7.5.8	Oppose	Maintain the current rules as outlined in the operative district plan for recession planes	Reject		Issue Reference 2
148.2		Jack and Valerie Hamilton	7.5.8	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
158.3		Mary Paul	7.5.8	Oppose	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
202.2		Graham Dickson	7.5.8	Oppose	Retention of the existing recession planes in the Low Density Residential zone in Wanaka.	Reject		Issue Reference 2
206.4		Lindsay Jackson	7.5.8	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.4	FS1063.49	Peter Fleming and Others	7.5.8	Support	All be allowed	Reject		Issue Reference 2
206.4	FS1274.29	John Thompson and MacFarlane Investments Limited	7.5.8	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2
238.53		NZIA Southern and Architecture + Women Southern	7.5.8	Other	Supports in part. Requests this is taken further and required recession plane angle changes continuously according to actual sun angle to ensure overshadowing is controlled.	Accept in Part		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.53	FS1107.58	Man Street Properties Ltd	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1226.58	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1234.58	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1239.58	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1241.58	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1242.81	Antony & Ruth Stokes	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1248.58	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.8	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.	Reject		Issue Reference 2
238.53	FS1249.58	Tweed Development Limited	7.5.8	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.	Reject		Issue Reference 2
543.2		P J & G H Hensman & Southern Lakes Holdings Limited	7.5.8	Support	Support.	Reject		Issue Reference 2
60.1		Mike Hansen	7.5.9	Other	The Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks.	Reject		Issue Reference 2
67.2		Keith Syme	7.5.9	Oppose	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.4		A M Mavora MacKenzie	7.5.9	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.4		Rupert & Elizabeth Le Berne Illes	7.5.9	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.1		Paul Sherriff	7.5.9	Oppose	Maintain the current rules as outlined in the operative district plan for setbacks	Reject		Issue Reference 2
148.3		Jack and Valerie Hamilton	7.5.9	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
158.4		Mary Paul	7.5.9	Support	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
166.21		Aurum Survey Consultants	7.5.9	Oppose	Add an allowance for eaves and other protrusions in the setback for rule 7.5.9.	Accept		Issue Reference 2
166.21	FS1202.1	Nathan Shearing	7.5.9	Support	Believes that if the current allowance is removed, the outcome will be the building line remaining on the setback. but eaves removed, will result in higher walls and less "texture" of the built form. Seeks that eaves should be allowed within the setbacks.	Accept		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
206.3		Lindsay Jackson	7.5.9	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.3	FS1063.48	Peter Fleming and Others	7.5.9	Support	All be allowed	Reject		Issue Reference 2
206.3	FS1274.28	John Thompson and MacFarlane Investments Limited	7.5.9	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2
238.54		NZIA Southern and Architecture + Women Southern	7.5.9	Other	Supports in part. Requests consideration of rules with ability to skew boundaries.	Reject		Issue Reference 2
238.54	FS1107.59	Man Street Properties Ltd	7.5.9	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		Issue Reference 2
238.54	FS1226.59	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.9	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		Issue Reference 2
238.54	FS1234.59	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.9	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		Issue Reference 2
238.54	FS1239.59	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.9	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		Issue Reference 2
238.54	FS1241.59	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.9	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		Issue Reference 2
238.54	FS1242.82	Antony & Ruth Stokes	7.5.9	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.		Transferred to Hearing Stream Commercial	
238.54	FS1248.59	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.9	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		Issue Reference 2
238.54	FS1249.59	Tweed Development Limited	7.5.9	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		Issue Reference 2
389.15		Body Corporate 22362	7.5.9	Support	That 7.5.9 be changed to allow garages to be constructed in the front yard.	Reject		Issue Reference 2
391.6		Sean & Jane McLeod	7.5.9	Other	That garages are permitted to be built in the front yard in all residential zones	Reject		Issue Reference 2
719.37		NZ Transport Agency	7.5.9	Not Stated	Add an additional Rule 7.5.9.3 as follows: 7.5.9.3 Any new residential buildings, or buildings, or buildings containing activities sensitive to road noise, located within: • 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or • 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h. Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.	Accept in Part		Issue Reference 4
725.2		Ian Percy & Fiona Aitken Family Trust	7.5.9	Not Stated	In the Low Density Residential area adjacent to 246 Riverbank Road, Wanaka, add setbacks and landscaping to protect against reverse sensitivity effects.	Reject		This matter was considered as part of Plan Change 46
725.2	FS1013.5	Orchard Road Holdings Limited	7.5.9	Oppose	That the submission is disallowed.	Accept		This matter was considered as part of Plan Change 46
166.22		Aurum Survey Consultants	7.5.10	Support	Change minimum separation to 4m	Accept		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
169.7		Tim Proctor	7.5.10	Other	Amend bullet point 3 of Standard 7.5.10 to read 'The extent to which the design of the dwellings, AND CHANGES IN ELEVATION/ GROUND LEVEL/ TOPOGRAPHY BETWEEN THE TWO DWELLINGS MEAN IT IS UNECESSARY FOR PRIVACY REASONS, with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings.	Reject		Issue Reference 2
238.55		NZIA Southern and Architecture + Women Southern	7.5.10	Other	supports in part. Requests reduction of separation distance to 4m, and inclusion of rules for minimum outdoor living space.	Accept in Part		Issue Reference 2
238.55	FS1107.60	Man Street Properties Ltd	7.5.10	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 in Part		Issue Reference 2
238.55	FS1226.60	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.10	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 in Part		Issue Reference 2
238.55	FS1234.60	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.10	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 in Part		Issue Reference 2
238.55	FS1239.60	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.10	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 in Part		Issue Reference 2
238.55	FS1241.60	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.10	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 in Part		Issue Reference 2
238.55	FS1242.83	Antony & Ruth Stokes	7.5.10	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.		Transferred to Hearing Stream Commercial	
238.55	FS1248.60	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.10	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 in Part		Issue Reference 2
238.55	FS1249.60	Tweed Development Limited	7.5.10	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 in Part		Issue Reference 2
389.14		Body Corporate 22362	7.5.10	Other	Requests that rule 7.5.2.10 be changed to a minimum separation distance of 4 metres.	Accept		Issue Reference 2
391.5		Sean & Jane McLeod	7.5.10	Other	That the distance of 6m in rule 7.5.10 be reduced to 4 metres	Accept		Issue Reference 2
166.23		Aurum Survey Consultants	7.5.11	Support	Clarify if ground floor level is to be restricted by CBL	Accept		Issue Reference 2
238.56		NZIA Southern and Architecture + Women Southern	7.5.11	Support	Requests inclusion of interpretive diagram to clarify how the rule applies to a double level building.	Accept in Part		Issue Reference 2
238.56	FS1107.61	Man Street Properties Ltd	7.5.11	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.	Reject		Issue Reference 2
238.56	FS1226.61	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.11	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.	Reject		Issue Reference 2
238.56	FS1234.61	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.11	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.	Reject		Issue Reference 2

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.56	FS1239.61	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.11	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.	Reject		Issue Reference 2
238.56	FS1241.61	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.11	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.	Reject		Issue Reference 2
238.56	FS1242.84	Antony & Ruth Stokes	7.5.11	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.		Transferred to Hearing Stream Commercial	
238.56	FS1248.61	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.11	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.	Reject		Issue Reference 2
238.56	FS1249.61	Tweed Development Limited	7.5.11	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.	Reject		Issue Reference 2
110.8		Alan Cutler	7.5.13	Other	Add clause related to motion activated systems All motion activated lights on private land shall have sensors directed and tuned to ensure activation can only be triggered by activities on the related parcel of private land. Unless authorised by the Council it is not permissible to have private lights and /or alarms triggered by activities on public land.'	Reject		Requirement for all exterior lighting to be directed away from adjacent sites and roads so therefore does not matter if motion sensor is triggered by activities outside the site.
110.8	FS1038.1	Seven Albert Town Property Owners . See Table in Attachments	7.5.13	Oppose	That the submission be disallowed and the provisions in the Proposed District Plan as notified remain unchanged.	Accept		Requirement for all exterior lighting to be directed away from adjacent sites and roads so therefore does not matter if motion sensor is triggered by activities outside the site.
110.8	FS1059.17	Erna Spijkerbosch	7.5.13	Support	Support	Reject		
166.24		Aurum Survey Consultants	7.5.15	Support	questions where parking requirements for dwellings are and whether this rule should sit with other parking rules.	Accept		Issue Reference 5
22.8		Raymond Walsh	7.6 Non- Notification of Applications	Support	Supports the provision	Accept in Part		Issue Reference 5
433.60		Queenstown Airport Corporation	7.6 Non- Notification of Applications	Other	Insert a new notification parameter as follows: <i>7.6.3 Notice shall be served on Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 7.5.3 and 7.5.4.</i>	Reject		Issue Reference 4
433.60	FS1077.40	Board of Airline Representatives of New Zealand (BARNZ)	7.6 Non- Notification of Applications	Support	Add the notification requirement sought by QAC	Reject		Issue Reference 4
433.60	FS1097.346	Queenstown Park Limited	7.6 Non- Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 4

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
433.60	FS1117.109	Remarkables Park Limited	7.6 Non- Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 4
719.38		NZ Transport Agency	7.6.1	Oppose	Amend Rule to read as follows: Applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified, except for: 7.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party		Out of scope not within Stage 1 of the PDP	
719.39		NZ Transport Agency	7.6.2	Oppose	Amend Rule 7.6.2.1 as follows: Residential development, except for residential development adjacent to the State highway where the road controlling authority shall be deemed an affected party.	Accept in Part		Issue Reference 5
836.24		Arcadian Triangle Limited	7.6.2	Not Stated	Rule 7.6.2 (and other rules relating to Notification) Issue: (a) Rule 7.6.2.1 provides that "Residential development" which is a restricted discretionary activity shall not be notified or limited notified. However there is no specific activity defined as "residential development." This is simply bad drafting. The non-notification rule should refer specifically to the activity being referred to - and it would assist interpretation of the plan if the relevant rule references were included. Note: This submission point applies to all other chapters of the District Plan where relevant. Relief Requested: (b) Amend Rule 7.6.2.1 to correctly refer to the activity subject to the rule, using the same wording, and including relevant rule references. Note: This requested relief applies to all other rules in the District Plan relating to notification, where relevant.	Accept		Issue Reference 5
170.1		Cameron Steele		Oppose	Delete the following text from the definition of Building: Notwithstanding the definition set out in the Building Act 2004, a building shall include: • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Reject		Issue Reference 6
243.4		Christine Byrch		Other	Rewrite the definitions based on the following comments: Activity Sensitive To Aircraft Noise (ASAN) - this should specifically include outdoor spaces associated with residential, visitor accommodation, community, and day care activities. eg "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with these activities and any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."	Reject		Issue Reference 6
243.41		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential activity - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit. Residential (in general): Residential buildings and living in those residential buildings - two activities and needs to be more clearly stated as such in the definitions. Is it necessary to call residential buildings residential activity? Residential unit?	Reject		Issue Reference 6
243.41	FS1224.41	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept		
243.42		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential flat - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Accept in Part		Issue Reference 6
243.42	FS1224.42	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Reject		Issue Reference 6
243.43		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential unit - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Reject		Issue Reference 6

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
243.43	FS1224.43	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept		
433.30		Queenstown Airport Corporation		Support	Residential Activity: Retain the definition as notified.	Accept		Issue Reference 6
433.30	FS1117.86	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
433.30	FS1097.316	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
433.31		Queenstown Airport Corporation		Other	Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.	Reject		Issue Reference 6
433.31	FS1117.87	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 6
433.31	FS1097.317	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 6
433.32		Queenstown Airport Corporation		Support	Residential Unit: Retain the definition as notified.	Accept		Issue Reference 6
433.32	FS1117.88	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
433.32	FS1097.318	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
438.2		New Zealand Fire Service		Other	Supports the definition of community activity and requests this be retained. Proposes new definition of "Emergency Service Facilities". Suggested wording as set out below: <i>"means the facilities of authorities that are responsible for the safety and welfare of people and property in the community, and includes fire stations, ambulance stations, police stations and emergency coordination facilities".</i>	Accept in Part		Issue Reference 3
524.1		Ministry of Education		Oppose	Delete the definition and term: Educational Facility: Replace with the following: Education Activity: Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities. Where the term Education Facility occurs within the Proposed District plan this is replaced with the proposed new Education Activity" and definition	Accept		Issue Reference 3
524.1	FS1117.202	Remarkables Park Limited		Oppose	Amendment to the definition of Education Facilities is not necessary.	Reject		Issue Reference 3
524.2		Ministry of Education		Other	Support in part Modify definition as follows: Community Activity Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, education activities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.	Accept		Issue Reference 3
524.2	FS1061.33	Otago Foundation Trust Board		Support	That the submission is accepted.	Accept		Issue Reference 3
524.2	FS1117.203	Remarkables Park Limited		Oppose	Amendment to the definition of community activity (deleting reference to schools) is not necessary.	Reject		Issue Reference 3
524.3		Ministry of Education		Oppose	Remove the term "Community Facility" from the Proposed Plan and replace with the term Community Activity. OR Modify as follows: Community Facility: In relation to a community facility sub zone. Mmeans the use of land and/or buildings for Health Care services, Hospital activities, ambulance and education activities facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.	Reject		Issue Reference 3
524.3	FS1061.34	Otago Foundation Trust Board		Support	That the submission is accepted.	Reject		Issue Reference 3
524.3	FS1117.204	Remarkables Park Limited		Support	Amendment to the definition of community facility so that it applies to all land (not just land in a community facility sub-zone) and includes education facilities is supported.	Reject		Issue Reference 3
524.4		Ministry of Education		Other	Oppose in part Day Care Facility Amend definition as follows: Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site and does not included early childhood education that provide the Ministry of Education early childhood education curriculum.	Reject		Issue Reference 3
524.4	FS1117.205	Remarkables Park Limited		Oppose	The amendment to the definition of day care facility is not necessary.	Accept		Issue Reference 3

Appendix 2 to the Section 42A report for Chapter 7 – Low Density Residential

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
271.2		Board of Airline Representatives of New Zealand (BARNZ)	2.2 Definitions	Other	The definition of Activities Sensitive to Aircraft Noise (ASAN) omits to include educational classrooms, educational buildings and educational playgrounds. These are clearly activities sensitive to aircraft noise and they were included within the definition of ASAN in PC19. Amend Definition of activities sensitive to aircraft noise to include educational classrooms, educational buildings and educational playgrounds within the definition of Activities Sensitive to Aircraft Noise.	Reject		Issue Reference 6
350.1		Dalefield Trustee Ltd	2.2 Definitions	Support	The submitter SUPPORTS the proposed definition of "residential flat". This definition assists in providing a pathway to affordability for landowners in the District.	Accept in Part		Issue Reference 6
568.9		Grant Laurie Bissett	2.2 Definitions	Other	Support in part. That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.	Accept in Part		Issue Reference 6
678.1		Southern District Health Board	2.2 Definitions	Support	The SDHB supports the definition of Community Activity.	Accept		Issue Reference 3
678.2		Southern District Health Board	2.2 Definitions	Oppose	The SDHB seeks the deletion of the definition Community Facility and reference to this term in the proposed plan unless a community facility sub-zone is reinstated in the proposed plan and over the hospital site.	Reject		Issue Reference 3
836.5		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Dwelling Issue: (a) The Operative District Plan refers only to a "residential unit" and contains no reference to "Dwelling". That approach has operated very well for the past 20 years, without causing any difficulties. It is unclear why a new definition of "Dwelling" has now been included, particularly when it is intended to have the same meaning as "residential unit". Including this new definition, together with use of the term "Dwelling" in other parts of the plan, adds an unnecessary complication without achieving anything. Relief Requested: (b) Delete the definition of "Dwelling" and amend every other reference to "Dwelling" in the District Plan to read "residential unit".	Accept		Issue Reference 6
836.12		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definition - Residential Flat Relief Requested: (b) The following relief is requested: (i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula. (ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial. (iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.	Accept in Part		Issue Reference 6
496.2		House Movers Section of New Zealand Heavy Haulage Association (Inc)	35.4 Rules - Activities	Not Stated	Suggested drafting to give effect to this submission (or the same or similar effect but without limiting the relief sought): Suggested Rules Permitted Activity Standards for Relocated Buildings i. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling. ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. iii. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12 month period. - A suggested pre-inspection report (as a non-statutory form)- as attached to the original submission as Schedule 2- Suggested Pre-Inspection Report - Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct.	Accept in part		Issue Reference 4
496.2	FS1340.47	Queenstown Airport Corporation	35.4 Rules - Activities	Oppose	All relocatable dwellings should be subject to the performance standards of the zone to which they will be located, including the necessary requirement to provide acoustic treatment within the OCB. QAC submits that this relief should not be allowed.	Accept in Part		Issue Reference 4

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m ² Large Lot Residential - 2000m ² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Reject		Issue Reference 1