

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 14:  
Wakatipu Basin  
hearing and  
transferred Stage 1  
submissions related to  
Arrowtown and Lake  
Hayes

---

**REBUTTAL EVIDENCE OF ANITA MARY VANSTONE  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**PLANNING: LADIES MILE (STAGE 1) SUBMISSIONS**

**27 June 2018**

---

---

 **Simpson Grierson**  
Barristers & Solicitors

S J Scott / C J McCallum  
Telephone: +64-3-968 4018  
Facsimile: +64-3-379 5023  
Email: sarah.scott@simpsongrierson.com  
PO Box 874  
SOLICITORS  
CHRISTCHURCH 8140

## TABLE OF CONTENTS

|   |          |
|---|----------|
| 1. INTRODUCTION.....  | 1        |
| 2. SCOPE.....   | 1        |
| <b><u>GENERAL SUBMISSIONS</u></b> .....   | <b>2</b> |
| 3. MR JOHN KYLE FOR QUEENSTOWN AIRPORT CORPORATION (FS1340).....                            | 2        |
| 4. MR TONY MACCOLL AND MR MATTHEW GATENBY FOR NEW ZEALAND<br>TRANSPORT AGENCY (FS1092)..... | 3        |
| 5. MR NICHOLAS GEDDES FOR LADIES MILE CONSORTIUM (2489) .....                               | 4        |
| 6. MR DAVID THORNE FOR D BOYD (838).....  | 9        |
| 7. MR CAREY VIVIAN FOR M McDONALD & S ANDERSON (451) .....                                  | 11       |
| 8. MR CAREY VIVIAN FOR BAMFORDS (492).....  | 12       |
| 9. JOHN DUTHIE FOR BRIDESDALE FARM DEVELOPMENTS LIMITED (655)....                           | 13       |

**Appendix A: Updated Recommendation of Submissions;**

**Appendix B: Recommended New Rule 8.5.19; and**

**Appendix C: Proposed Building Restriction Areas and Proposed Updated Planning Map.**

## **1. INTRODUCTION**

- 1.1** My full name is Anita Mary Vanstone. I am a Senior Planner for the Queenstown Lakes District Council.
- 1.2** My qualifications and experience are set out in my statement of evidence in chief dated 30 May 2018.
- 1.3** I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person. The Council, as my employer, has agreed for me to give expert evidence on its behalf in accordance with my duties under the Code of Conduct.
- 1.4** I note in this regard that I omitted to note in my s42A report that Submitter 838, D Boyd, was one of my clients when I was a Senior Planner for Town Planning Group Ltd between 2011 to 2014. I confirm that this previous professional relationship, which ended some 3 years ago, has in no way affected my views on any of the matters addressed in my evidence to the Panel.

## **2. SCOPE**

- 2.1** My rebuttal evidence is provided in response to the following evidence filed on behalf of various submitters:
- (a) Mr John Kyle (Planning) for the Queenstown Airport Corporation (FS1340);
  - (b) Mr Anthony MacColl (Planning) and Mr Matthew Gatenby (Engineer) for NZTA (FS1092);
  - (c) Mr Nicholas Geddes (Planning) for the Ladies Mile Consortium, Stalker et al, and Bill and Jan Walker Family Trust (2489, 535 and 532);
  - (d) Mr Daniel Thorne (Planning) for D Boyd (838);

- (e) Mr Carey Vivian (Planning) for Martin MacDonald and Sonya Anderson (451) and Jane and Richard Bamford (492); and
- (f) Mr John Duthie (Planning) and Mr Stephen Skelton (Landscape) for Bridesdale Farm Developments Ltd.

**2.2** I also confirm that I have read the following statements of evidence and consider that no response is needed:

- (a) Mr Gary Dent (Flooding), Mr Hayden Knight (Infrastructure), Mr Blair Matheson and Mr Colin MacDiarmid (Geotechnical) for Bridesdale Farm Developments Ltd; and
- (b) Mr Julian Howarth for the Upper Clutha Environmental Society.

**2.3** My evidence has the following attachments:

- (a) **Appendix A:** Updated Recommendation of Submissions;
- (b) **Appendix B:** Recommended New Rule 8.5.19; and
- (c) **Appendix C:** Proposed Building Restriction Areas and Proposed Updated Planning Map.

## **GENERAL SUBMISSIONS**

### **3. MR JOHN KYLE FOR QUEENSTOWN AIRPORT CORPORATION (FS1340)<sup>1</sup>**

**3.1** At paragraph 1.8 of his evidence Mr John Kyle records a number of further submissions that QAC no longer have an interest in. These include, relevant to Ladies Mile, 239, 351, 404, 532, 838 and 842. At paragraph 4.1, Mr Kyle lists submissions 528, 655, 842 and 850 as those the QAC wishes to continue to oppose as they seek zonings that would enable the establishment of Activities Sensitive to Aircraft Noise (**ASAN**) both within (Submission 850) and beyond the Outer Control Boundary (**OCB**) (Submissions 528, 655, 842 and 850).

**3.2** The background of Plan Change 35 was discussed in detail within Ms Bank's strategic evidence for Stream 13, and more specifically her

---

<sup>1</sup> Mr Kyle also relies on the Stage 1 evidence of Ms Tregidga and Mr Day, filed in Hearing Stream 13.

supplementary evidence for Stream 13 dated 6 June 2017. As noted in my S42A report, I agree with Ms Banks'.

**3.3** I note that while good planning advice requires a degree of informed foresight, in my view the intensification of flights at the Airport in a way that limits development this far out into the future is a matter that should be carefully tested and evaluated before being acted upon. In the current absence of any certainty about this matter I disagree with the QAC's position that rezoning's outside of the OCB with this level of separation from the Airport should be rejected, and that all rezoning requests that seek to enable the intensification of ASAN in this area should be rejected<sup>2</sup>.

**4. MR TONY MACCOLL AND MR MATTHEW GATENBY FOR NEW ZEALAND TRANSPORT AGENCY (FS1092)**

**4.1** Evidence has been filed by Mr Tony MacColl (Planning) and Mr Matthew Gatenby (Principal Engineer) on behalf of the New Zealand Transport Agency (**NZTA**) that further refines NZTA's key concerns.

**4.2** Mr Gatenby at his paragraph 5.6 has misinterpreted my statement relating to the Park and Ride Facility. I acknowledge that no specific location for a park and ride facility in Frankton or the Ladies Mile has been confirmed at this point in time and this is currently under investigation. A Detailed Business Case is yet to be initiated. A programme for the park and ride investigations has been set.

**4.3** I note at paragraph 7.13 of Mr MacColl's evidence that NZTA made a further submission in regards to Submission 404.4 (Sanderson Group Limited). This further submission was omitted from my s42A recommendations. The NZTA is opposed to the proposed zoning as it could adversely affect the safety, efficiency and functionality of the adjacent State Highway. I agree with Mr MacColl at paragraphs 7.8 and 7.13 that the proposed zoning would result in ad hoc development occurring via resource consents. I recommend that Further Submission FS1092.8 be accepted.

---

<sup>2</sup> Paragraph 6.3 of Mr Kyle's evidence.

**4.4** It is noted that further submissions in regards to Submission 404.4 were also received from Bill and Jan Walker Family Trust, QAC and Janet Lamont. These further submissions have already been considered in Section 18 of my EIC. My updated recommendation on submissions is contained in **Appendix A**.

**5. MR NICHOLAS GEDDES FOR LADIES MILE CONSORTIUM (2489)**

**5.1** Mr Nicholas Geddes has filed planning evidence on behalf of Submitters 2489 (the Consortium). At paragraph 4.9 of my evidence in chief (**EIC**) I note that submission point 2489.1 will not be heard as part of Stage 2 of the hearing process and in my recommendations on submissions. However, this interpretation of the Panel's minutes dated 13 March 2018 and 16 April 2018 regarding the relief being sought by this submitter was incorrect. I consider the points raised by Mr Geddes in his rebuttal evidence below.

**5.2** Three further submissions have been received in relation to Submission 2489.1 (which relates to light and dark green area of land on Figure 1 below), two in support (FS2763.3 and FS2765.44) and one in opposition (FS2727.8). The NZTA oppose the proposed rezoning due to the potential adverse effects upon SH6. The NZTA supports the careful consideration of urban development of infrastructure in this area due to infrastructure constraints.

**5.3** The extent of the proposed rezoning request is indicated in Figure 1 and includes land considered to be part of Submissions 532 and 535 (light green area in Figure 1 below), which I did consider at Sections 13 and 17 of my EIC.

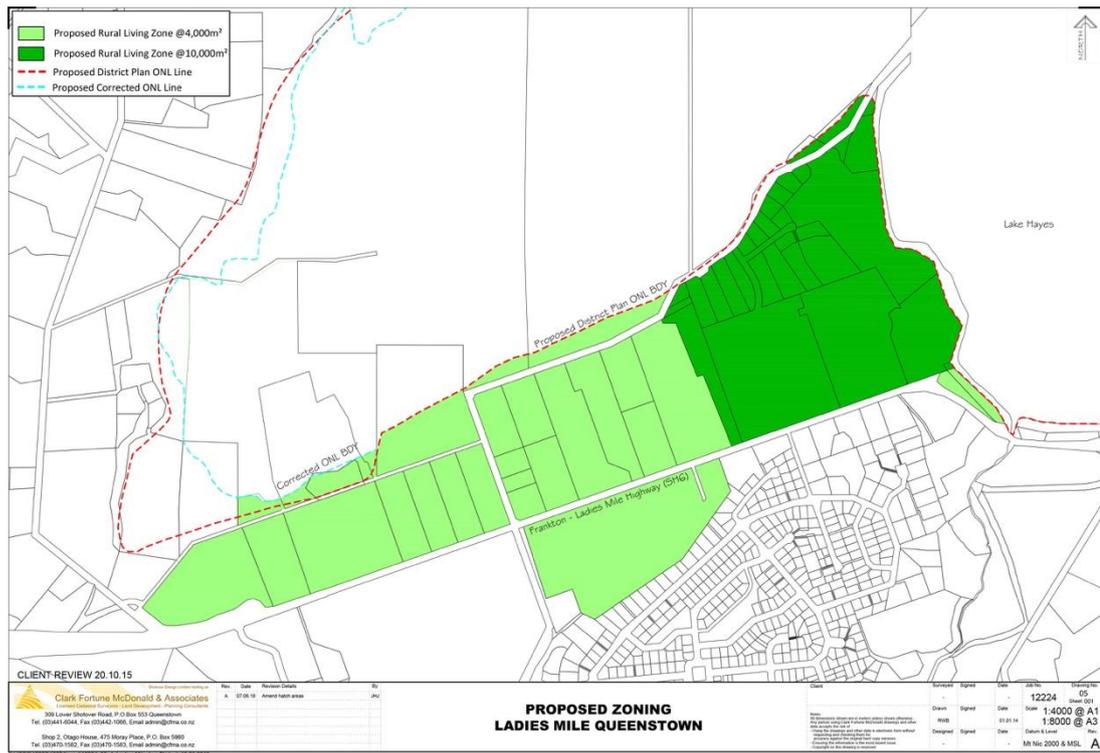


Figure 1: Extent of rezoning request (both dark and light green areas)

5.4 Although I did not consider 2489.1 in my EIC, I note the following evidence was filed in other s42A reports/evidence in relation to the wider submission:

- (a) Mr Marcus Langman recommended rejection of Submission Point 2489.1 in Appendix 3 to his Section 42A report. At paragraph 13.2 in my EIC I noted that the eastern portion of the sites (dark green area and light green area that adjoins Lake Hayes in Figure 1 above), commonly known as Threepwood is located within the notified Wakatipu Basin Amenity Zone (**Amenity Zone**). The Amenity Zone is being considered as part of Mr Langman’s s42A report;
- (b) Mr Barr addressed the proposed changes to the provisions in his evidence (which directly relate to the rezoning) (Submission points 2489.2 to 2489.54);
- (c) I assessed the light green area of land on the northern side of SH6 in relation to the Alexander Reid (277) and GW Stalker Family Trust et al (535) submission at paragraphs 13.11 to 13.20 of my EIC, where the relief sought was a rezoning from

Rural to Rural Lifestyle (**RLZ**) and/or Rural Residential Zone (**RRZ**); and

- (d) I have also assessed the light green area of land (excluding the area that adjoins Lake Hayes) on the southern side of SH6 in relation to the Bill and Jan Walker Trust (532) submission at paragraphs 17.1 to 17.16, where the relief sought was a rezoning from Rural to RLZ.

**5.5** Submission 2489.1 seeks a rezoning from Rural Zone to RLZ, but with a 4,000m<sup>2</sup> allotment size and a 25m setback, or alternatively, the Wakatipu Basin Precinct Zone (**Precinct Zone**) with modifications to the notified rules and standards.<sup>3</sup> The key modifications include a 4,000m<sup>2</sup> allotment size at land use, but no minimum or average allotment size at the subdivision, with a fully discretionary regime.

**5.6** From a landscape perspective, Ms Mellsop in her EIC does not oppose the rezoning of the site to the Decision version of the RLZ. However, Ms Mellsop considers the change of density to 4,000m<sup>2</sup> and a 25m setback will result in a loss of the remaining rural character and rural amenity, and would be inappropriate from a landscape perspective. I agree with Ms Mellsop that this would not retain any element of spaciousness or rural amenity along SH6, and would not maintain views towards the surrounding mountains and Slope Hill. This would also be inconsistent with the setback required as part of the Ladies Mile Masterplan and the setback approved as part of the Queenstown Country Club developments (SH160140).

**5.7** In response to Mr Geddes' evidence, Mr Glen Davis' for the Council has visited the site and his rebuttal evidence confirms there is no significant conservation values associated with the area. His conclusions were based on the lack of indigenous vegetation or habitat remaining on the site. I rely on Mr Davis' expertise on this matter.

**5.8** Mr Geddes at paragraph 5.15 of his evidence states Mr Dave Smith's evidence on behalf of Council is at odds with the Ladies Mile Masterplan. I disagree with this comment for the following reasons:

---

3 Paragraphs 3.10 and 3.11 of Mr Geddes rebuttal evidence

- (a) The Ladies Mile site falls within Category 2 of the Council's Housing Accords and Special Housing Areas Act 2013 Implementation Policy (**Lead Policy**). Category 2 areas are areas that "may be" appropriate for the establishment of an SHA. It is not a foregone conclusion that an SHA will be approved in this area. All applications are subject to Council and government approval;
- (b) NZTA will be consulted as part of the Expression of Interest process and its comments will inform Council's decision, and if accepted in principle by the Council, the Minister; and
- (c) The Lead Policy promotes the integrated and comprehensive development of a portion of the Ladies Mile area via compliance with the Masterplan. It also acknowledges that there is a limit on capacity, due to issues with the Shotover Bridge. It is noted that the Ladies Mile Masterplan does not consider development of the 'Ladies Mile' area in its entirety.

**5.9** In terms of transportation effects, Mr Smith in his rebuttal evidence at paragraph 9.1 opposes the rezoning of the site from Rural to RLZ (with the reduced density) that would allow an increase in development of this area, due to the impact it would have on the efficiency of the network at the Shotover Bridge, and also raises subsequent access issues.

**5.10** Mr Geddes states that because the proposal results in a yield that is less than 1,100 residential units then it should be accepted from a transportation point of view<sup>4</sup>. Mr Smith in his rebuttal evidence notes that "*...any such development on this site needs to consider the transportation effects and resultant infrastructure requirements regardless of the statutory process enabling that development*". I agree with Mr Smith that the Special Housing Area (**SHA**) and Housing Infrastructure Fund (**HIF**) processes provide a mechanism to identify the transport and infrastructure requirements as part of an integrated planning process. It is my opinion the same would not be achieved via ad hoc zone changes.

---

<sup>4</sup> Paragraphs 5.13 to 5.15 of Mr Geddes rebuttal evidence.

- 5.11** I agree with Mr Smith and maintain my view that a review of the entirety of the Ladies Mile landscape unit, including the development of a structure plan that considers the whole area and the integration of efficient urban development with transport infrastructure would be beneficial to ensure that the area can be developed holistically, maximising density, and in a way that allows all the environmental effects (including transportation and access) to be carefully considered. This includes maximising densities over extensive parts of this area (excluding the Threepwood area).
- 5.12** Mr Geddes may have misinterpreted my evidence at paragraph 9.4, where he states that I support increased densities despite the concerns raised by Mr Smith. Although I do not have the same blanket opposition to development that could impact on Shotover Bridge as Mr Smith, I have emphasised throughout my analysis that the development of Ladies Mile needs to be addressed in a holistic manner, which would include careful consideration of ways of addressing impacts on the Shotover Bridge. This is consistent with Mr Smith's position in relation to ad hoc development and I also note this position is generally consistent with the position of Messrs MacColl and Gatenby for NZTA. Although I note their reservations about the extent to which the capacity constraints can be remedied or mitigated in a timely manner without making major and uncharacteristically rapid changes to existing planned transport investment programs.
- 5.13** It is noted that Mr Geddes in his rebuttal evidence has not provided any further evidence in relation to the position of the ONL line.
- 5.14** Overall, the concerns I raised in my EIC about submissions 532 and 535 have not been satisfied. I also recommend Submission 2489 be rejected in relation to rezoning of the sites. An updated recommendation on submissions, which includes 2489.1, is contained in **Appendix A**.

**6. MR DAVID THORNE FOR D BOYD (838)**

- 6.1** Mr David Thorne has filed planning evidence on behalf of Submitter 838 who has sought rezoning of their land and neighbouring sites to Large Lot Residential Zone (**LLRZ**). Mr Thorne and I are largely in agreement regarding the future use of the sites and the area in general, with the exception of the timing of this development. As Mr Thorne correctly points out at paragraph 5.6 of his evidence, part of the area falls within the 'deferred' area of the Lead Policy, and this is primarily due to the concerns that were raised by NZTA in relation to the capacity of the Shotover Bridge.
- 6.2** At paragraph 6.2 of his evidence, Mr Thorne states my objection to rezoning at this point of time primarily relates to the 'opportunity cost' of rezoning the site to LLRZ. I acknowledge that this does form part of my concern, but it is not my primary one.
- 6.3** Ms Mellsop in her rebuttal evidence has raised significant visual amenity concerns pertaining to the development of the upper terraces. I agree with Ms Mellsop in regards to the development on the upper terraces and consider that without a structure plan the increased levels of development that could be achieved through the LLRZ would not be acceptable. In particular, Decision Rule 11.5.4 requires a minimum setback from the road boundary of 10m and there is no specific rule relating to landscaping. Decision Rule 11.5.9.2 permits one residential unit per 4,000m<sup>2</sup>, and the matters of discretion for Decision Rule 27.5.7 include property access and roading, open space and recreation, but do not provide specific consideration of visual amenity impacts along a State Highway. The Queenstown Country Club development approved via SH160140, is required by its consent conditions to provide a 75m setback from the State Highway. I consider this area is a key gateway to Queenstown and the development of this area needs to be considered carefully.
- 6.4** The outcomes of developing 4,000m<sup>2</sup> sites with a 10m building setback in this location would in my view be contrary to Decision Strategic Objective 3.2.5.2 and Policy 3.3.32.

**6.5** In light of Mr Thorne's evidence I have considered whether or not it may be appropriate to only recommend the zoning of the lower and middle terraces to LLRZ, as indicated in orange and green hashing in Figure 2 below:



Figure 2: Submission 838 split up into the three terraces, blue (upper terrace), orange (middle terrace) and green (lower terrace).

**6.6** Mr Thorne notes at his paragraph 7.2(d) that the area has a number of stepped terraces, along with established infrastructure via Stalker Road, Max's Way and Old School Road. The sites along Max's Way and Old School Road are serviced via a right of way and do not have legal access off Stalker or Old School Roads (middle and lower terrace). Development of these areas in particular are reliant on the entire area being considered holistically (via a structure plan) to promote the provision of access to and through these terraced areas. Mr Smith has also raised concerns with the absence of a structure plan in relation to access.

**6.7** If this area alone was to be zoned LLRZ, site specific land use rules would need to be developed to restrict any form of residential development until access is established. As a result, I disagree with Mr Thorne that the objectives and policies of the LLRZ can be

implemented logically and practically across the sites<sup>5</sup>. It is my opinion that due to the number of different land owners involved, the outcome of the rezoning without an agreed structure plan in place to guide development in an orderly manner may result in zero change to the status quo. I consider this to be very inefficient.

**6.8** Mr Thorne notes at his paragraph 7.2(k) that the area is being considered further as part of a Detailed Business Case to the HIF. Only the upper terraces (blue hashed area) indicated in Figure 2 are being considered as part of this process, which is consistent with the Lead Policy (discussed in paragraph 6.1 above).

**6.9** At paragraph 9.1, Mr Thorne notes “*I consider it reasonable to expect transport network upgrades will need to be advanced at some point in the near future, which will address identified capacity constraints associated with the transport network*”. Mr Thorne, Mr Smith and I all agree that in the future some form of investment will be required in the transport network. However, what needs to be emphasised is that this is not a foregone conclusion, and these investments must be carefully planned and prioritised in the context of other competing projects and limited funding. As a result, I maintain the view that a review of the entire Ladies Mile landscape character unit including the development and implementation of a structure plan would be beneficial to ensure the area can be developed successfully, maximising density and carefully managing the environmental effects, including transport network issues, access, and three waters infrastructure.

**6.10** Overall, the concerns I raised in my EIC have not been satisfied, and therefore I continue to recommend the submission be rejected.

## **7. MR CAREY VIVIAN FOR M McDONALD & S ANDERSON (451)<sup>6</sup>**

**7.1** Mr Carey Vivian has filed planning evidence on behalf of Submitter 451. I agree with Mr Vivian that the location of the extent of the Lower Density Suburban Residential Zone (**LDSRZ**) and RLZ over the

---

<sup>5</sup> Paragraph 7.2(d), 7.5, 8.6, 8.7, 8.12, 9.1(i) and 9.3 of Mr Thorne's rebuttal evidence

<sup>6</sup> The updated recommendation of submissions is in Appendix A. The aspects of Submission 451 and further submissions that relate to Stage 2 Informal Recreation Zone have been transferred to Hearing Stream 15

submitter's property makes little sense on the ground.<sup>7</sup> I also agree with Mr Vivian that there is no scope to consider any increased densities as part of this hearing stream<sup>8</sup>.

**7.2** Overall, I continue to recommend this submission be accepted in part to the extent that it relates to portions of the Bridesdale Farm development site.

## **8. MR CAREY VIVIAN FOR BAMFORDS (492)<sup>9</sup>**

**8.1** Mr Vivian has filed planning evidence on behalf of Submitter 492. I noted in my EIC that determining the appropriate zone for Lots 15 to 17 is complex taking into account the potential effects upon the adjoining ONL as detailed by Ms Mellsop, while also taking into account the consented and existing development on the neighbouring land to the east (Bridesdale) and north (Lake Hayes Estate).

**8.2** Mr Vivian has recommended in his rebuttal evidence that Lots 15 to 17 be rezoned LDSRZ to the ONL boundary and the remaining portion of the land be zoned Rural.<sup>10</sup> Mr Vivian considers at paragraph 2.6 that Ms Mellsop's concerns regarding the adverse effects on the adjacent ONL are addressed through Decision Rule 27.5.7.

**8.3** I also do not consider that Decision Rule 27.5.7 provides adequate protection of the interface of with the ONL and disagree with Mr Vivian that it would address all the matters raised by Ms Mellsop.<sup>11</sup> I note that a reciprocating control in the LDSRZ has not been promoted. The result of this could be that the owner of these allotments could proceed with developing the sites in accordance with the LDSRZ, with no regard to the adjoining ONL, and then once this had been given effect to, apply for resource consent to subdivide the properties.

**8.4** I consider a number of site specific rules would need to be developed and included into the LDSRZ to enable the increased development of

---

7 Paragraph 2.5 of Mr Vivian's rebuttal evidence

8 Paragraph 2.5 of Mr Vivian's rebuttal evidence

<sup>9</sup> The updated recommendation of submissions is in Appendix A. The aspects of Submission 492 and further submissions that relate to Stage 2 Informal Recreation Zone have been transferred to Hearing Stream 15.

10 Paragraphs 2.6 to 2.10 of Mr Vivian's evidence

11 Paragraph 2.6 and 2.7 of Mr Vivian's evidence

these particular sites in a way that is consistent with avoiding inappropriate effects on this landscape.

- 8.5** I consider that the Rural Zone will provide Council with the best ability to control the potential effects of any future development on these 3 sites upon the adjoining ONL given that the establishment of building platforms and the construction of buildings outside of building platforms are discretionary activities. The existing environment would also be taken into consideration in considering a discretionary resource consent. Therefore, applying the Rural zone will ensure the landscape related provisions would be addressed and the effects of the resulting land use are likely to be managed in a manner that achieves the purpose of the Act.
- 8.6** I note Mr Smith has also raised subsequent access issues in his rebuttal evidence that could be addressed at the time of resource consent.
- 8.7** I agree with Mr Vivian that the zoning of the properties to the south west of the site should be further investigated. At paragraph 21.7 of my EIC I have already discussed the issue of scope.
- 8.8** Overall, the concerns I raised in my evidence in chief have not been satisfied, and I therefore continue to recommend the submission be rejected.

**9. JOHN DUTHIE FOR BRIDESDALE FARM DEVELOPMENTS LIMITED (655)**

- 9.1** The submitter seeks rezoning of its land from a mix of Rural (partly replaced in Stage 2 with Informal Recreation zone)<sup>12</sup>, RLZ and LDSRZ to Medium Density Residential Zone (**MDRZ**) and Rural Zone. The following evidence has been filed on behalf of Bridesdale Farm Developments Ltd:

- (a) Planning evidence – Mr John Duthie;
- (b) Landscape – Mr Stephen Skelton;

---

<sup>12</sup> The updated recommendation of submissions in Appendix A. The aspects of Submission 655 that relate to Stage 2 Informal Recreation Zone have been transferred to Hearing Stream 15.

- (c) Infrastructure – Mr Hayden Knight;
- (d) Geotechnical – Mr Blair Matheson and Mr Colin MacDiarmid;  
and
- (e) Flooding – Mr Gary Dent.

**9.2** Mr Duthie and I are largely in agreement on the zoning of the Bridesdale Farm site with the exception of three key areas, which are:

- (a) the interface with Hayes Creek;
- (b) the interface with the ONL;
- (c) the ONL boundary line; and
- (d) site specific rule for the Red Cottage.

**9.3** I agree with Mr Duthie that the Bridesdale consent was established through a sophisticated resource consent process and suite of conditions designed to achieve a master planned area that was sympathetic to the neighbouring properties, but also to the ONL and Hayes Creek<sup>13</sup>. It is my key concern that the level of scrutiny and detail could be easily lost if the same attention is not paid to these key areas. I address the points of contention below:

### **The interface with Hayes Creek, Lots 27, 30 to 38**

**9.4** My primary concern regarding Lots 27, and 30 to 38 is the interface with Hayes Creek. I have considered the special density provision promoted by Mr Duthie on page 31 of his evidence and discussed at paragraph 63(f)(i), however I note that a reciprocating control in the subdivision chapter has not been promoted. The result of this could be that the owner of these allotments could proceed with a subdivision and then once this had been given effect to, apply for resource consent to construct a dwelling on the undersized property. It is my view that Council would be obligated to grant this land use consent as it would likely be in accordance with the objectives and policies of the MDRZ.

**9.5** It is only Lots 27 and 34 that are impacted by the density rule proposed by Mr Duthie, with the subdivision of Lot 47<sup>14</sup> being protected by the

---

<sup>13</sup> Paragraphs 16(c), 45 and 63(c) of Mr Duthie's evidence.

<sup>14</sup> Mr Duthie's evidence refers to this as Lot 150. Lot 150 contains an existing residential unit.

suite of provisions in Chapter 26 Historic Heritage. I do not consider this to be an effective way to manage the likely effects of the use and development of these properties on the amenity values of Hayes Creek. Mr Duthie notes at paragraph 63(c) that the controls he recommended deal with density, height and landscaping. However, the height controls that have been promoted only relate to fencing and do not address the heights of buildings.

9.6 I agree with Mr Duthie at his paragraph 63(f)(i) that limiting development to one house per site would to some degree remedy my concerns, however I consider an alternative solution would be to apply a BRA that matches the individual setbacks that were approved in SH150001, combined with a restriction on fencing within this area. I agree with Ms Mellsop in her rebuttal evidence that fencing adjacent to Hayes Creek also has the potential to result in adverse visual and amenity effects. This issue was also considered extensively throughout SH150001 and a condition of consent was included to restrict fencing in this area.

9.7 It is my opinion that this should be replicated via the below amended standard (set out again in **Appendix B**):

|        | <u>Additional standard for activities located in the Bridesdale Farm overlay</u>  | <u>Non compliance status</u>   |
|--------|---|--|
| 8.5.19 | <p><u>The construction or external alteration of any fencing</u></p> <p><u>8.5.19.1: Fencing adjacent to any road boundary shall be a maximum height of 1.2m; and</u></p> <p><u>8.5.19.2: Fences between internal boundaries shall be restricted to 1.8m in height except for the first 3 metres from the road boundary, where the maximum height shall be 1.2 metres;</u></p> <p><u>8.5.19.3: No fencing shall be constructed in or adjacent to a building restriction area adjoining Hayes Creek.</u></p> | <p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. streetscape character and amenity; and</u></p> <p><u>b. external appearance, location and visual dominance of the fencing when viewed from the street(s), and neighbouring properties</u></p> |

|  |  |                                   |
|--|--|-----------------------------------|
|  |  | and, <a href="#">Hayes Creek.</a> |
|--|--|-----------------------------------|

**9.8** As a result, I amend my recommendation regarding Lots 27, 30 to 38 and recommend that these lots be zoned MDRZ, but with the inclusion of a BRA that matches the setbacks approved as part of SH150001. As a consequential change I recommend that a BRA also apply to the northern boundary of Lot 27, which is detailed in paragraphs 20.33 to 20.36 in my EIC. The specific setbacks and the proposed updated planning maps are contained in **Appendix C**. I recommend the UGB be extended to include these sites and follow the eastern boundary of these sites, as a consequential change associated with this rezoning.

**The interface with Hayes Creek, Lots 94 to 102**

**9.9** I consider the zoning of Lots 94 to 102 and 129 to 139 is not so straight forward, and that this highlights the difficulties of trying to retrofit the PDP to incorporate into the PDP a development that has been approved via a resource consent pursuant to the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) without creating an entirely new planning framework and a suite of site specific rules.

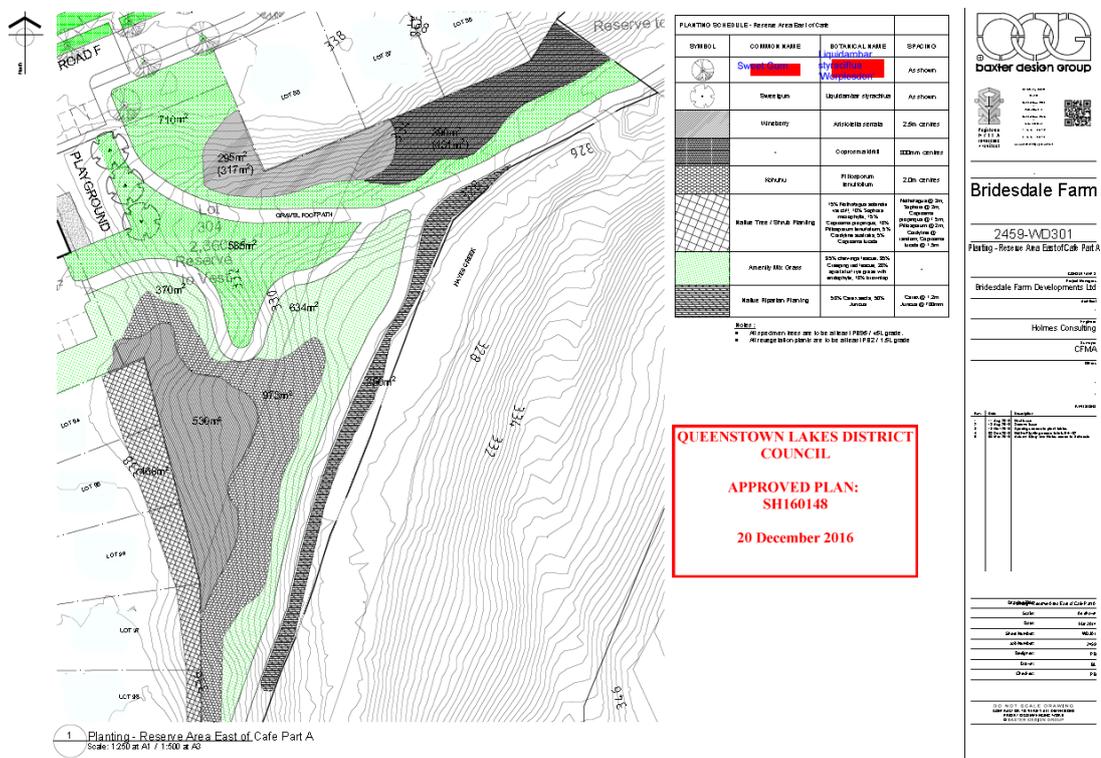
**9.10** I agree with Mr Duthie at his paragraph 31 that maintaining the Rural Zone on these allotments is not an ideal outcome, but I also consider that remedying this should not occur at the expense of the environment. Although the majority of these sites have been developed in a way that gives effect to the conditions of SH150001, it is reasonable to expect new owners to seek to redevelop or add to the buildings on their property over time and the planning framework needs to be able to manage the effects of this in an effective and efficient manner.

**9.11** Mr Duthie has recommended a special landscape yard over Lots 97-102 and 129-138, and a restriction on the use of this area as a 'landscape permeable surface'. Both of these terms are undefined in the PDP<sup>15</sup>.

---

15 Paragraph 63(f)(iii) of Mr Duthie's evidence.

**9.12** In terms of Lots 94 to 102, Ms Mellsoy in her rebuttal has considered whether or not the proposed landscape rule would provide adequate protection in regards to the visual amenity values associated with Hayes Creek. Ms Mellsoy has raised concern that proposed Rule 8.5.20.2 could allow landscaping consisting of lawn or any combination of native or exotic trees or shrubs and in her opinion this would not adequately provide for the protection and enhancement of natural character values in the sensitive parts of Bridesdale Farm. As noted in my EIC, the approved landscaping for Lots 94 to 102 is protected in perpetuity via a consent notice condition on the titles. The approved landscaping on Lots 94 to 98 is indicated in Figure 3 below. Similar landscaping has been approved on Lots 99 to 102.



**Figure 3:** Approved planting on the eastern boundary of Lots 94 to 98 (SH160148)

**9.13** A BRA already exists over Lots 94 to 102, the key reason for this being its close proximity to the steep embankment that runs adjacent to Hayes Creek at this location. In my opinion, the planning solution for these allotments is more complicated than Lots 27, 30 to 38.

**9.14** In my opinion zoning these lots MDRZ with an amended proposed Rule 8.5.21 combined with a BRA that is consistent with the individual

setbacks approved as part of SH150001, and the consent notice conditions (BRA and landscaping) would better protect the amenities of Hayes Creek. The specific setbacks and the proposed updated planning maps are contained in **Appendix C**. I do not consider that a site specific rule for these 9 allotments is efficient or necessary in this instance.

**9.15** It is noted that Mr Duthie's proposed landscape yard only applied to Lots 97 to 102<sup>16</sup>. I consider that the development of Lots 94 to 96 also has the potential to result in adverse effects to the development of Hayes Creek and consider that these allotments should also be included in the BRA. This is also consistent with the conditions of SH150001.

**9.16** As a result of Mr Duthie's evidence, I have recommended that Lots 94 to 102 be rezoned to MDRZ with the inclusion of a BRA and a limitation of fencing in and adjacent to the BRA (consistent with the wording proposed in paragraph 9.1 above). A consequential change is that the UGB should be extended to include all MDRZ sites and be aligned with the eastern boundary that adjoins Hayes Creek.

### **Position of ONL line and zoning of Lots 129 to 138 and 406**

**9.17** The key area of contention between myself and Mr Duthie is in regards to the zoning of Lots 129 to 138 and parts of Lot 406, and with the location of the ONL. First I discuss the position of the ONL line, and then discuss the underlying zoning of these lots.

#### *ONL line*

**9.18** Mr Duthie, Mr Skelton, Ms Mellsop and myself all agree that the Bridesdale Farm consent has undermined the legibility of the landscape and to some extent has reduced its natural forms, particularly in regards to the approval of the garden allotments.

---

16 Diagram 8.5.X: Bridesdale Farm Overlay figure, Pg. 32 of Mr Duthie's evidence

- 9.19** I have considered the evidence of both Mr Skelton and the rebuttal evidence of Ms Mellsop in relation to the position of the ONL line.<sup>17</sup> I continue to rely on Ms Mellsop's expertise on the matter and her view is that the escarpment and floodplain on Bridesdale Farm site are appropriately included in the ONL and that the PDP ONL should be retained as notified in this area. I agree with Ms Mellsop that the PDP ONL line follows a clear and legible demarcation between the landscape character of the Kawarau River and of Lake Hayes Estate.
- 9.20** At paragraph 10 of Mr Skelton's evidence he lists the additional changes to the landscape that have occurred since the approval of SH150001 that he considers to undermine the legibility, expressiveness and reduced the natural character of the escarpment and river flats. At paragraphs 12 and 13 Mr Skelton discusses the development permitted under the ODP and PDP in relation to Designation 365. I agree with Ms Mellsop at 9.4 of her rebuttal evidence that it is highly unlikely that the Council would propose anything close to 5% building coverage or 20% impervious surface.
- 9.21** Ms Mellsop emphasises in her rebuttal evidence that almost all ONL within the Queenstown Lakes District has small areas that would not be considered ONL if evaluated in isolation. I agree with Ms Mellsop that Mr Skelton has underestimated the outstanding natural values of the Kawarau River corridor, when viewed as a whole.
- 9.22** It is noted that the Commissioners in SH150001 took into consideration the location of the ONL line when approving the qualifying development resource consent. In the interim decision of SH150001 at paragraph 151 it states "*In our view, no distinction can be really drawn between the existing pastoral use of the land and the gardening of parts of it, in landscape terms.*" The Commissioners recommended a reduction of size of the garden allotments and a maximum size of the garden sheds to be 20m<sup>2</sup>, with a maximum height at the apex of 3.75m, as these are located within the ONL. In addition, planting that is to be maintained in perpetuity was approved on the rear of Lots 129 to 138, on Lot 406 and on the storm water retention area, and on extremities of the garden

---

17 Paragraphs 17 to 39 of Mr Skelton's evidence



appropriate use of the land,<sup>19</sup> but not at the expense of the protection of the ONL from inappropriate development.

**9.27** Mr Duthie has relied on the evidence of Mr Skelton regarding the position of the ONL line, and as a result our opinions regarding the appropriate zoning of Lots 129 to 138 differ. The use of the northern portions of Lots 129 to 138 has been approved via the HASHAA, but with the incorporation of conditions to ensure the appropriate protection of the ONL, which included specific house designs and controls on the land use consent.<sup>20</sup> It is noted that building consents have been issued for the construction of residential units on all of the 10 allotments, with the majority of the dwellings being constructed or under construction.

**9.28** Mr Duthie at paragraph 63(d) acknowledges that the critical reason I propose to retain the Rural Zoning is to try and preserve key factors of the current consent. This is partially correct. The key reason I recommended retention of the Rural Zoning of these sites is to protect the ONL from inappropriate development, which is a matter of local and through section 6 of the RMA, national importance.

**9.29** Approximately 97% of the District is ONL and there are many instances in the District where urban development is located within close proximity to or adjoins an ONL/ONF – for example, Queenstown Hill and Kelvin Heights. I consider this will become increasingly more of an issue as the population grows and demand for housing increases. I agree with the Panel that a wider array of methods should be applied to ONLs and ONFs in the future, and that a planning framework that allows appropriate urban development within close proximity and/or adjacent to the ONLs/ONFs should be developed.<sup>21</sup>

**9.30** I have considered the provisions recommended by Mr Duthie<sup>22</sup>, and in light of this revisited the Panel's report and recommendation relating Submission 495, which approved MDRZ over the entire site and imposed a BRA over the portion of the site classified as ONL. I have also considered the Panel's concerns relating to split zoning, which I

---

19 Paragraph 63(d) of Mr Duthie's evidence

20 SH150001 did not impose any height controls on CFRs. Height controls were only imposed as conditions on the consents.

21 Pg.32, Section 4.2, Report 1

22 Pg. 31 of Mr Duthie's evidence

consider have to a large part been remedied through the proposed definition of site as part of the Stage 2 variation. At paragraph 7.6 of my EIC I note my preference to avoid the split zoning on small sites.

- 9.31** Mr Duthie has recommended a special landscape yard that restricts building and structures, but allows boundary fencing<sup>23</sup>. A breach of the standard is only a Restricted Discretionary Activity. Ms Mellso in her rebuttal has raised concern with boundary fencing adjacent and within the ONL and the need to retain the landscaping designed to mitigate the effects of the urban development that was required by conditions of consent in SH150001. I agree with Ms Mellso and share her concerns regarding the protection of the interface between the residential development permitted in the MDRZ and the ONL. I do not consider zoning all of these sites as MDRZ together with a special landscape yard would adequately protect the ONL from inappropriate development.
- 9.32** After weighing up all the possible options, I consider split zoning (with an amended fencing rule) the sites is the best zoning option that is currently available. I consider this approach will achieve the objective of ensuring the residential use of the sites are appropriately zoned, contained in the UGB (Policy 4.2.1.3) and outside the ONL, while the ONL portion of the site will be retained Rural (Policy 6.3.1 (b)) with a BRA to ensure the long term protection of the ONL. The proposed updates to the planning maps are contained in **Appendix C**.
- 9.33** The urban development would not impinge on the ONL and would ensure the enhancement of the environment and rural amenity, and the protection of the ONL (Decision Version objectives 4.2.2B and policies 4.2.1.5), This would mean any buildings within the ONL would be a Non Complying Activity pursuant to Rule 21.1.26 of the Decision Version of the PDP and would trigger a landscape assessment (including ONL considerations) under Chapter 6. In addition, any variation to the landscaping approved as part of SH150001 would be require a Discretionary Activity Consent.

---

23 Pg. 31 Mr Duthies rebuttal evidence

**9.34** The proposed fencing standard would restrict the erection of fencing in and adjacent to the ONL. I recommend some amendments to my proposed standard 8.5.19, and that an overlay be applied to the proposed MDRZ portion of Bridesdale Farm (set out again in **Appendix B**):

|               | <u>Additional standard for activities located in the Bridesdale Farm overlay</u>  | <u>Non compliance status</u>  |
|---------------|---|---|
| <u>8.5.19</u> | <p><u>The construction or external alteration of any fencing</u></p> <p><u>8.5.19.1: Fencing adjacent to any road boundary shall be a maximum height of 1.2m; and</u></p> <p><u>8.5.19.2: Fences between internal boundaries shall be restricted to 1.8m in height except for the first 3 metres from the road boundary, where the maximum height shall be 1.2 metres; and</u></p> <p><u>8.5.19.3: No fencing shall be constructed in or adjacent to a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape.</u></p> | <p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. streetscape character and amenity; and</u></p> <p><u>b. external appearance, location and visual dominance of the fencing when viewed from the street(s), and neighbouring properties, reserves and the Outstanding Natural Landscape.</u></p> |

*Lot 406*

**9.35** Mr Duthie has recommended that Lot 406 be partly rezoned MDRZ, with the incorporation of a ‘special landscape yard’ standard.<sup>24</sup> Mr Skelton concludes at paragraph 46 of his evidence that the proposed development of 9 to 10 houses could occur on this land at MDRZ densities without adversely affecting the landscape and visual amenity values of the wider ONL. He has come to this conclusion irrespective of whether or not the land is considered to be ONL. It is noted that Mr Skelton does not recommend any additional standards to control development in this area in his rebuttal evidence.

---

24 Paragraph 63(f)(iv)

- 9.36** I consider the proposal to reduce the extent of the MDRZ, and the reduction of area to only allow 9 to 10 houses is an improvement to the original proposal to rezone the entire site to MDRZ. I agree with Mr Duthie that the stormwater management area and the remainder of the river flats should remain Rural Zone (with the exception of the sites being considered as part of Hearing Stream 15).<sup>25</sup> However, I maintain the view that Lot 406 should also remain Rural Zone.
- 9.37** In response to paragraphs 40 to 46 of Mr Skelton's evidence, Ms Mellsop in her rebuttal evidence states that the residential development of the escarpment would undermine the natural character to a substantial extent and that the development of this area would result in it no longer being considered as part of the wider ONL. I agree with Ms Mellsop and consider the proposed development would adversely affect the ONL.
- 9.38** I agree with Ms Mellsop that the proposed 'special landscape yard' would assist in protecting the ONL. However, it is my opinion that development with the ONL should be avoided. In particular, Decision Policy 4.2.1.5 states "*When locating Urban Growth Boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation of the values derived from open rural landscapes*". As noted at paragraph 6.7 of my EIC there are no provisions to recognise and provide for the protection of landscape values and residential development can be undertaken as of right in this zone.
- 9.39** Contrary to Mr Duthie's opinion at paragraph 66, I do not consider the residential development of Lot 406 would meet the landscape criteria of Chapter 6. In particular, Policy 6.3.12 states that subdivision and development is inappropriate in almost all locations in ONLs, meaning that successful applications will be exceptional cases where the landscape can absorb the change and where the development will be difficult to see from beyond the boundary. I agree with Ms Mellsop that the development of Lot 406 will be visually prominent and

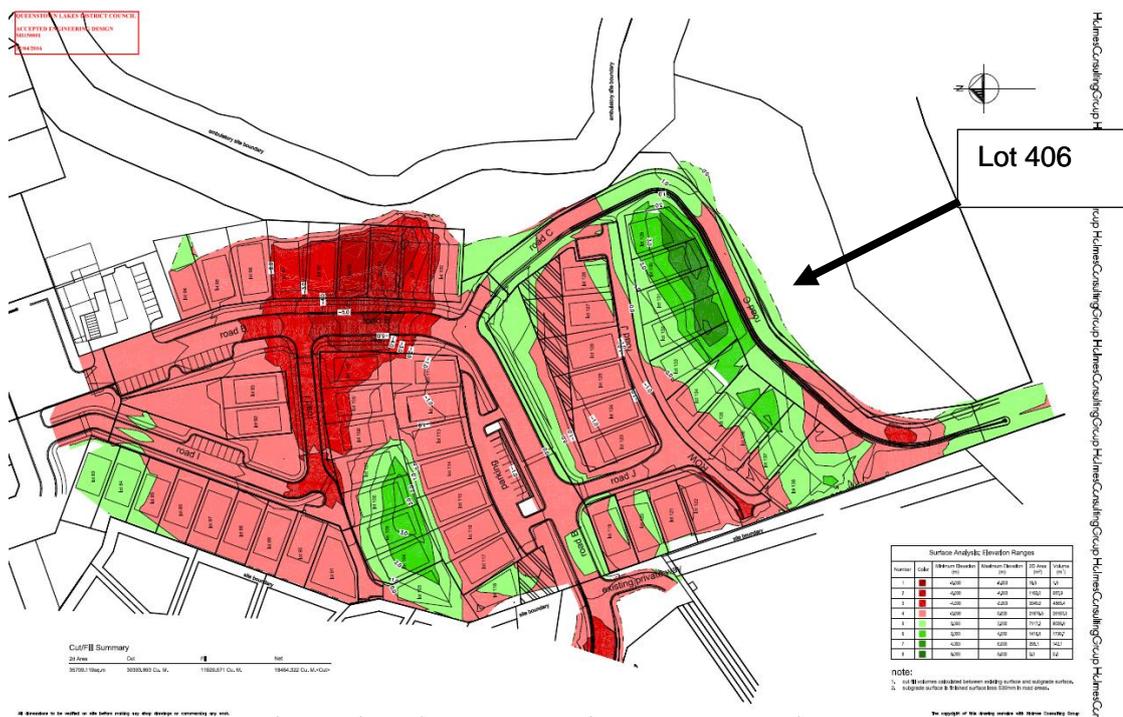
---

25 Paragraph 53 of Mr Duthie's evidence

incongruent with the wider landscape. It is also my opinion that the residential development of this site would not be considered an exceptional case.

**9.40** Relying on the rebuttal evidence of Ms Mellsop pertaining to the location of the ONL line, my recommendation regarding the zoning of Lot 406 remains as per my EIC that it should be zoned Rural.

**9.41** In terms of the modification of Lot 406, it is noted at paragraph 58(c) of Mr Duthie's evidence that this area has been significantly earthworked as part of SH150001. Final earthwork plans were submitted as part of the clearance of condition 15 of SH150001. The approved plan that relates to Lot 406 is indicated in Figure 5 below.



**Figure 5:** Earthworks plan approved as part of Condition Clearance for SH150001

**9.42** This plan indicates that with exception to the northern boundary of Lot 406, no earthworks were approved on Lot 406, due to the fact the residential units had not been approved on this lot. In addition, Lot 406 is required to be significantly planted in accordance with the planting approved in SH150001, as indicated on Figure 4 above. The planting is protected via a consent notice condition, and needs to be maintained in perpetuity. Mr Skelton acknowledges at paragraph 44 of his

evidence “..that the natural character of the escarpment will be enhanced as native planting matures....”. I agree with this statement.

### **The Red Cottage (also known as McBride Cottage)**

**9.43** I do not consider that a site specific rule (proposed Rule 8.4.27<sup>26</sup>) promoted by Mr Duthie is required to permit a café on Lot 47<sup>27</sup> and consider the use is best controlled via the existing rules of the Decision Version of the PDP and by working through the issues through a resource consent process and applying appropriate conditions. Mr Duthie has recommended that matters of discretion be restricted to addressing whether detailed design is consistent with a Heritage Impact Assessment for the building, the impact of any external dining areas or activities in terms of the curtilage of the historic building, and the hours of operation.

**9.44** The use of the site as a café was originally approved as part of SH150001 and subsequent consents have permitted the construction of a building to be used as an office for the café, a function centre (RM160855), the construction of 9 visitor accommodation units (RM170862), as well as alterations to the Red Cottage. Decision Rule 8.4.9 already provides for commercial activities in Queenstown, Frankton or Wanaka that are 100m<sup>2</sup> or less gross floor area as a Restricted Discretionary Activity in the MDRZ. Discretion is restricted to benefits to the community, hours of operation, parking, traffic and access, noise, design, scale and appearance and natural hazards. I consider all of these matters to be important considerations when determining whether or not a small scale commercial activity is appropriate on a site. Commercial activities (greater than 100m<sup>2</sup>) are considered to be Non Complying Activities pursuant to Decision Rule 8.4.13. The rules in Decision Chapter 26 provides adequate protection for the heritage values of the Red Cottage.

---

<sup>26</sup> Paragraph 63(f)(vii) and Pg. 31 of Mr Duthies's evidence.

<sup>27</sup> The Red Cottage is located on Lot 47, Mr Duthie has referred to this as Lot 150. Lot 150 contains one of the houses that existed onsite prior to SH150001 being approved.

**9.45** In my opinion the existing resource consent conditions and the Decision Rules in Chapters 8 and 26 appropriately provide for the use of the Red Cottage site as a café and or restaurant and I do not support the proposed site specific rule.



**Anita Mary Vanstone**

**27 June 2018**

## **APPENDIX A**

### **Updated Recommendation of Submissions**

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter                               | Map                 | Submitter Position | Submission Summary   | Planner Recommendation                             |
|-------------------|-----------------------|---|---------------------|--------------------|--|--|
| 134.2             |                       | Keri Lemaire-Sicre                      | Map 30 - Lake Hayes | Other              | Submitter owns and runs the Queenstown Pet Boarding Facility at Frankton-Ladies Mile and generally opposes changes to the Proposed District Plan which would impact on providing a healthy environment for boarding pets, and potential reverse sensitivity effects of further domestication of the rural area. Standards of the proposed district plan do not give confidence that the effects of development on the pet lodge will be adequately addressed.  | Reject   |
| 239.2             |                       | Don Moffat                              | Map 30 - Lake Hayes | Other              | Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.  | Reject   |
| 239.2             | FS1071.99             | Lake Hayes Estate Community Association | Map 30 - Lake Hayes | Oppose             | That the entire submission is disallowed and the existing zoning remains in place  | Accept   |
| 239.2             | FS1259.26             | Bill and Jan Walker Family Trust        | Map 30 - Lake Hayes | Support            | That the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.  | Reject   |
| 239.2             | FS1267.25             | DV Bill and Jan Walker Family Trust     | Map 30 - Lake Hayes | Support            | Supports. Seeks that the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.  | Reject   |
| 239.2             | FS1340.69             | Queenstown Airport Corporation          | Map 30 - Lake Hayes | 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.  | Accept but not for reasons specified in submission |
| 239.4             |                       | Don Moffat                              |                     | Other              | Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.  | Reject   |
| 277.3             |                       | Alexander Reid                          | Map 30 - Lake Hayes | Other              | Expand boundaries for urban growth boundaries. Parts of the northern side of Ladies Mile should be re-zoned to a mixture of rural residential and rural lifestyle  | Reject   |
| 404.1             |                       | Sanderson Group Ltd                     | Map 30 - Lake Hayes | Oppose             | Rezone Lot 500 DP 470412 from Rural to an Urban Zone that enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects.<br>And/ or any other relief to give effect to the intent of the submission. Also see point 404.6 | Reject   |
| 404.1             | FS1004.1              | Elizabeth & Murray Hanan                | Map 30 - Lake Hayes | Support            | This submission should be allowed.   | Reject   |
| 404.1             | FS1357.1              | Janet Lamont                            | Map 30 - Lake Hayes | Oppose             | Either 1. decline the zoning request, 2. allow an extended period of time for a public process and more information to be provided. 3. or if the council approves the rezoning it should be strictly for a retirement village on not large scale subdivision.  | Accept in Part                                     |
| 404.1             | FS1259.30             | Bill and Jan Walker Family Trust        | Map 30 - Lake Hayes | Support            | Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.  | Reject   |
| 404.1             | FS1267.29             | DV Bill and Jan Walker Family Trust     | Map 30 - Lake Hayes | Support            | Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.   | Reject   |
| 404.1             | FS1340.100            | Queenstown Airport Corporation          | Map 30 - Lake Hayes | 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.  | Accept but not for reasons specified in submission |
| 404.2             |                       | Sanderson Group Ltd                     | Map 30 - Lake Hayes | Other              | Position - Delete or Amend Urban Growth Boundary<br>Delete or amend the Urban Growth Boundary to include Lot 500 DP 470412 within the urban growth boundary  | Reject   |
| 404.2             | FS1259.31             | Bill and Jan Walker Family Trust        | Map 30 - Lake Hayes | Support            | Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.  | Reject   |
| 404.2             | FS1267.30             | DV Bill and Jan Walker Family Trust     | Map 30 - Lake Hayes | Support            | Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.   | Reject   |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter                            | Map                 | Submitter Position | Submission Summary   | Planner Recommendation  |
|-------------------|-----------------------|--------------------------------------|---------------------|--------------------|--|---|
| 404.3             |                       | Sanderson Group Ltd                  | Map 30 - Lake Hayes | Other              | Any other relief to give effect to the intent of the submission (i.e. to enable a Retirement Village on Lot 500 DP 470412)   | Reject  |
| 404.3             | FS1357.2              | Janet Lamont                         | Map 30 - Lake Hayes | Oppose             | Either 1. decline the zoning request,2. allow an extended period of time for a public process and more information to be provided. 3.or if the council approves the rezoing it should be strictly for a retirement village on not large scale subdivision.   | Accept in part  |
| 404.3             | FS1259.32             | Bill and Jan Walker Family Trust     | Map 30 - Lake Hayes | Support            | Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.  | Reject  |
| 404.3             | FS1267.31             | DV Bill and Jan Walker Family Trust  | Map 30 - Lake Hayes | Support            | Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.   | Reject  |
| 404.4             |                       | Sanderson Group Ltd                  | Map 30 - Lake Hayes | Oppose             | Rezone Lot 500 DP 470412 from Rural to an Urban Zone, which enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects.And/ or any other relief to give effect to the intent of the submission. Also see point 404.2   | Reject  |
|                   | FS1092.9              | NZ Transport Agency                  | Map 30 - Lake Hayes | Oppose             | That submission 404.4 requesting the rezoning of Lot 500 DP 470412 be disallowed.  | Accept  |
|                   | FS1259.33             | Bill and Jan Walker Family Trust     | Map 30 - Lake Hayes | Support            | Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.  | Reject  |
|                   | FS1267.32             | DV Bill and Jan Walker Family Trust  | Map 30 - Lake Hayes | Support            | Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.   | Reject  |
|                   | FS1340.101            | Queenstown Airport Corporation       | Map 30 - Lake Hayes | 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.  | Accept but not for reasons specified in submission  |
|                   | FS1357.3              | Janet Lamont                         | Map 30 - Lake Hayes | Oppose             | Either 1. decline the zoning request,2. allow an extended period of time for a public process and more information to be provided. 3.or if the council approves the rezoing it should be strictly for a retirement village on not large scale subdivision.   | Accept in part  |
| 451.6             |                       | Martin McDonald and Sonya Anderson   |                     | Not Stated         | Strongly supports the area of land proposed to be retained as Rural Zone as shown on Planning Map 30 (including all associated objectives, policies and rules) over the Bridesdale Farm property. Retain as proposed on Planning Map 30 over Bridesdale Farm property.   | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 492.1             |                       | Jane & Richard Bamford               | Map 30 - Lake Hayes | Not Stated         | Supports the UGB as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties.<br>Strongly support the area of land proposed to be retained as Rural Zone and an ONL classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over our land and adjoining properties.<br>If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed.<br>Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties. | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 492.1             | FS1261.4              | Bridesdale Farm Developments Limited | Map 30 - Lake Hayes | Oppose             | Disallow the relief requested in paragraph 6(i) of 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   | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter  | Map                    | Submitter Position | Submission Summary  | Planner Recommendation  |
|-------------------|-----------------------|--|------------------------|--------------------|---|---|
| 492.4             |                       | Jane & Richard Bamford   |                        | Not Stated         | Supports the area of land proposed to be retained as Rural Zone as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.   | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 528.8             |                       | Shotover Country Limited   | Map 30 - Lake Hayes    | Oppose             | Amend Planning Map 30 as follows: Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.   | Reject  |
| 532.30            |                       | Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith) |                        | Not Stated         | Insert Table 7 above into the Rural Lifestyle Chapter (subzone Northern Frankton-Ladies Mile Highway) with the following provision:<br>Table 7 Rural Lifestyle (Northern Frankton Ladies Mile Highway sub zone)<br>Non-compliance status<br>22.5.39.1 Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape plan shall ensure that:<br>The border of the 100m setback building restriction areas shall be planted to create a visual screen between SH 6 and any residential unit. Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6<br>D C | Reject  |
| 532.30            | FS1071.88             | Lake Hayes Estate Community Association  |                        | Oppose             | That the entire submission is disallowed and the existing zoning remains in place   | Accept  |
| 532.30            | FS1322.34             | Juie Q.T. Limited  | 22.5 Rules - Standards | Support            | Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).   | Reject  |
| 532.37            |                       | Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith) | Map 30 - Lake Hayes    | Oppose             | Amend Map 30 to rezone the identified land on the attached map (hatched) at Appendix 1 as Rural Lifestyle. The land is generally bounded by Frankton-Ladies Mile to the North and Lake Hayes Estate to the south.   | Reject  |
| 532.37            | FS1071.95             | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes    | Oppose             | That the entire submission is disallowed and the existing zoning remains in place   | Accept  |
| 532.37            | FS1092.19             | NZ Transport Agency  | Map 30 - Lake Hayes    | Oppose             | That the submission 532.37 be disallowed.   | Accept  |
| 532.37            | FS1340.122            | Queenstown Airport Corporation   | Map 30 - Lake Hayes    | 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.   | Accept but not for reasons specified in submission  |
| 532.38            |                       | Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith) | Map 30 - Lake Hayes    | Oppose             | Amend Map 30 to rezone part of the identified land on the attached map (hatched) at Appendix 1 as Rural Lifestyle.  | Reject  |
| 532.38            | FS1071.96             | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes    | Oppose             | That the entire submission is disallowed and the existing zoning remains in place   | Accept  |
| 532.38            | FS1340.123            | Queenstown Airport Corporation   | Map 30 - Lake Hayes    | 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.   | Accept but not for reasons specified in submission  |
| 535.39            |                       | G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain             | Map 30 - Lake Hayes    | Oppose             | Amend Map 30 to rezone the Site identified on the map attached to this submission (in green) as Rural Lifestyle. The land is generally located on the northern side of Frankton - Ladies Mile Road.   | Reject  |
| 535.39            | FS1068.39             | Keri & Roland Lemaire-Sicre  | Map 30 - Lake Hayes    | Oppose             | Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).  | Accept  |
| 535.39            | FS1071.52             | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes    | Oppose             | That the entire submission is disallowed and the existing zoning remains in place   | Accept  |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter  | Map                    | Submitter Position | Submission Summary  | Planner Recommendation  |
|-------------------|-----------------------|--|------------------------|--------------------|---|---|
| 535.39            | FS1092.20             | NZ Transport Agency  | Map 30 - Lake Hayes    | Oppose             | That the submission 535.39 be disallowed.   | Accept  |
| 535.39            | FS1259.23             | Bill and Jan Walker Family Trust   | Map 30 - Lake Hayes    | Support            | That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.  | Reject  |
| 535.39            | FS1267.23             | DV Bill and Jan Walker Family Trust  | Map 30 - Lake Hayes    | Support            | Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.   | Reject  |
| 535.40            |                       | G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | 22.5 Rules - Standards | Not Stated         | Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows Table 7 Rural Lifestyle (Ladies Mile sub zone) Non-compliance status 22.5.39 Building restriction area: No buildings shall be located within 100m of State Highway 6 D NC  | Reject  |
| 535.41            |                       | G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | 22.5 Rules - Standards | Not Stated         | Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows Table 7 Rural Lifestyle (Ladies Mile sub zone) Non-compliance status 22.5.39.1 Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape plan shall ensure that: The border of the 100m setback building restriction area shall be planted to create a visual screen between SH 6 and any residential unit. Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6 D NC | Reject  |
| 655.1             |                       | Bridesdale Farm Developments Limited   | Map 30 - Lake Hayes    | 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, remove the urban growth boundaries ("UGB") or reposition the urban growth boundary to include the site and relocate the ONL line to the south of the site along the true left bank of the Kawarau River.  | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.   |
| 655.1             | FS1064.1              | Martin MacDonald   | Map 30 - Lake Hayes    | Oppose             | 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.  | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.   |
| 655.1             | FS1071.2              | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes    | Oppose             | That the entire submission is disallowed and hte existing zoning remains in place   | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.   |
| 655.1             | FS1340.129            | Queenstown Airport Corporation   | Map 30 - Lake Hayes    | 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.   | Accept in Part but not for reasons specified in submission. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 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  | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.   |
| 842.2             |                       | Scott Crawford   | Map 30 - Lake Hayes    | Not Stated         | Amend the Planning Map to remove Urban Growth Boundaries. Alternatively, reposition the Urban Growth Boundary to include all of the submitters land located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30.  | Reject  |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter                               | Map                     | Submitter Position | Submission Summary   | Planner Recommendation   |
|-------------------|-----------------------|---|-------------------------|--------------------|--|--|
| 850.1             |                       | R & R Jones                             | Map 30 - Lake Hayes     | Oppose             | The Operative Rural General Zone be removed from the land bounded by Lake Hayes Estate to the north and Shotover Country to the west, referred to below and shown in the map attached to this submission in favour of Low Density Residential under the Proposed District Plan.<br><ul style="list-style-type: none"> <li>Sections 109, 110, 66 &amp; 129 Blk III Shotover SD.</li> <li>Lot 2 DP 20797</li> <li>Lot 2 DP 475594</li> </ul>   | Reject   |
| 850.1             | FS1071.111            | Lake Hayes Estate Community Association | Map 30 - Lake Hayes     | Oppose             | That the entire submission is disallowed and hte existing zoning remains in place  | Accept   |
| 850.1             | FS1340.163            | Queenstown Airport Corporation          | Map 30 - Lake Hayes     | 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 significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.   | Accept in part but only in relation to part of site that falls within the OCB. |
| 850.6             |                       | R & R Jones                             | Map 30 - Lake Hayes     | Oppose             | The Urban Growth Boundary should be applied to the boundary of the land shown in the map attached to this submission as Attachment [A] and described in below.<br><ul style="list-style-type: none"> <li>Sections 109, 110, 66 &amp; 129 Blk III Shotover SD.</li> <li>Lot 2 DP 20797</li> <li>Lot 2 DP 475594</li> </ul>  | Reject   |
| 850.6             | FS1071.116            | Lake Hayes Estate Community Association | Map 30 - Lake Hayes     | Oppose             | That the entire submission is disallowed and the existing zoning remains in place  | Accept   |
| 353.3             |                       | Kristan Stalker                         | Map 30 - Lake Hayes     | Oppose             | Amend the landscape lines on the planning map 30 affecting Slope Hill.   | Accept in Part   |
| 353.3             | FS1016.1              | Clark Fortune McDonald and Associates   | Map 30 - Lake Hayes     | Support            |  | Accept in Part   |
| 451.4             |                       | Martin McDonald and Sonya Anderson      |                         | Not Stated         | Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.  | Accept   |
| 492.3             |                       | Jane & Richard Bamford                  |                         | Not Stated         | Supports an ONL classification as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties as shown on Planning Map 30. Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.  | Accept   |
| 501.4             |                       | Woodlot Properties Limited              | Map 31 - Lower Shotover | Not Stated         | opposes the proposed current positioning of the ONL line as it extends across the southeastern side of Ferry Hill, west of Trench Hill Road, as identified on Planning Map 31 – Lower Shotover. Requests that the proposed ONL line be amended to the higher position along the southeastern side of Ferry Hill, specifically as shown on the attached map to submission 501.<br>Seeks that the Urban Growth Boundary (UGB) line be shifted to south to align with the ONL line in order to restrict further development of this area and protect the landscape value of Ferry Hill. | Reject (Out of Scope)  |
| 501.4             | FS1102.4              | Bob and Justine Cranfield               | Map 31 - Lower Shotover | 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.   | Reject (Out of Scope)  |
| 501.4             | FS1289.4              | Oasis In The Basin Association          | Map 31 - Lower Shotover | Oppose             | The whole of the submission be allowed.  | Reject (Out of Scope)  |
| 501.4             | FS1189.11             | Fil Holdings Ltd                        | Map 31 - Lower Shotover | Oppose             | Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.  | Reject (Out of Scope)  |
| 501.4             | FS1195.10             | The Jandel Trust                        | Map 31 - Lower Shotover | Oppose             | Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.  | Reject (Out of Scope)  |
| 501.4             | FS1270.84             | Hansen Family Partnership               | Map 31 - Lower Shotover | 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.  | Reject (Out of Scope)  |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter  | Map                          | Submitter Position | Submission Summary  | Planner Recommendation   |
|-------------------|-----------------------|--|------------------------------|--------------------|---|--|
| 528.11            |                       | Shotover Country Limited                             | Part Seven - Maps            | Not Stated         | Amend Planning Map 30 as follows:<br>Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.  | Reject   |
| 534.38            |                       | Wayne Evans, G W Stalker Family Trust, Mike Henry    | Map 30 - Lake Hayes          | Oppose             | Amend Map 30 to relocate the ONL as identified on the map attached to this submission.  | Accept in Part   |
| 813.2             |                       | Milstead Trust trustees                              | Map 30 - Lake Hayes          | Oppose             | The proposed planning maps (Map 30) are amended to reflect the boundary between the Landscape Categories as depicted by the "Correct ONF Line" shown on the plan attached to the submission.  | Accept in Part   |
| 842.3             |                       | Scott Crawford                                       | Map 30 - Lake Hayes          | Not Stated         | Amend the Planning Map so that the Outstanding Natural Landscape line is relocated to the south of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403), and shown on Planning Map 30, along the true left bank of the Kawarau River.  | Accept in Part   |
| 528.9             |                       | Shotover Country Limited                             | Map 31a - Queenstown Airport | Oppose             | Amend Planning Map 31a as follows:<br>Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.   | Reject   |
| 528.9             | FS1340.121            | Queenstown Airport Corporation                       | Map 31a - Queenstown Airport | 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.       | Accept but not for reasons specified in submission   |
| 838.3             |                       | D Boyd   | Map 30 - Lake Hayes          | Not Stated         | The urban growth boundary is amended to reflect the suitability of the sites for urban forms of development, as shown on Annexure A of submission.  | Reject   |
| 838.3             | FS1071.11             | Lake Hayes Estate Community Association              | Map 30 - Lake Hayes          | Oppose             | That the entire submission is disallowed and the existing zoning remains in place   | Accept   |
| 842.1             |                       | Scott Crawford                                       | Map 30 - Lake Hayes          | Not Stated         | Amend the zoning of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30 from Rural to Medium Density Residential.  | Reject   |
| 842.1             | FS1340.161            | Queenstown Airport Corporation                       | Map 30 - Lake Hayes          | Oppose             | QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport.<br>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.<br>The proposed rezoning request should not be accepted. | Accept but not for reasons specified in submission   |
| 358.3             |                       | Melissa Vining on behalf of Quintin & Cathy McCarthy | Map 30 - Lake Hayes          | Support            | That Planning Map 30 be upheld (retained) as notified.  | Accept in Part as it relates to the zoning of 45A Erskine St and some properties adjacent to the Ladies Mile, in Shotover Country and Lake Hayes Estate, which is discussed in Section 42A report. Areas outside the Ladies Mile are being assessed as part of Chapter 24. |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter  | Map   | Submitter Position | Submission Summary   | Planner Recommendation  |
|-------------------|-----------------------|--|---|--------------------|--|---|
| 451.2             |                       | Martin McDonald and Sonya Anderson   | Map 30 - Lake Hayes   | Other              | Supports the rural lifestyle zoning over submitters property located at 51 Walnut Lane (Lot 2 DP 457573). Requests the Rural Lifestyle Zoning be adopted over this property. Strongly supports the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the Bridesdale Farm land. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property. 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. | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 451.2             | FS1261.9              | Bridesdale Farm Developments Limited   | Map 30 - Lake Hayes   | 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.  | Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15. |
| 535.38            |                       | G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | Map 30 - Lake Hayes   | Oppose             | Amend Map 30 to relocate the ONL as identified on the map attached to this submission.   | Accept in Part  |
| 535.38            | FS1068.38             | Keri & Roland Lemaire-Sicre  | Map 30 - Lake Hayes   | Oppose             | Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).   | Accept in Part  |
| 535.38            | FS1071.51             | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes   | Oppose             | That the entire submission is disallowed and hte existing zoning remains in place  | Accept in Part  |
| 535.38            | FS1259.22             | Bill and Jan Walker Family Trust   | Map 30 - Lake Hayes   | Support            | That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.   | Accept in Part  |
| 535.38            | FS1267.22             | DV Bill and Jan Walker Family Trust  | Map 30 - Lake Hayes   | Support            | Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.  | Accept in Part  |
| 838.1             |                       | D Boyd   | Map 31 - Lower Shotover   | Not Stated         | Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.   | Reject  |
| 838.2             |                       | D Boyd   | Map 30 - Lake Hayes   | Not Stated         | Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.   | Reject  |
| 838.2             | FS1071.10             | Lake Hayes Estate Community Association  | Map 30 - Lake Hayes   | Oppose             | That the entire submission is disallowed and the existing zoning remains in place  | Accept  |
| 838.2             | FS1340.156            | Queenstown Airport Corporation   | Map 30 - Lake Hayes   | 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.  | Accept but not for reasons specified in submission  |
| 2499.6            |                       | Philip and Mary Blakely and Wallace  | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone  | Oppose             | That the development along the Ladies Mile is rejected.  | Struck out Minute of Panel 17 May 2018  |
| 2541.1            |                       | Graham Burdis  | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Oppose             | That the Ladies Mile and Arrowtown Precincts are included in Chapter 24 at the density of residential living recommended by the Wakatipu Basin Landuse Study.  | Struck out Minute of Panel 17 May 2018  |
| 2541.1            | FS2727.10             | NZ Transport Agency  | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Oppose             | That the submission 2541.1 requesting the rezoning of land at Ladies Mile be disallowed.   | Struck out Minute of Panel 17 May 2018  |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter                                      | Map   | Submitter Position | Submission Summary   | Planner Recommendation  |
|-------------------|-----------------------|--|---|--------------------|--|---|
| 2541.1            | FS2765.20             | Glenpanel Developments Limited                 | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Support            | That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.   | Struck out Minute of Panel 17 May 2018  |
| 2541.1            | FS2766.20             | Ladies Mile Consortium                         | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Support            | That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission. | Struck out Minute of Panel 17 May 2018  |
| 2542.1            |                       | Michael Stanhope                               | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Oppose             | That the Ladies Mile and Arrowtonw Precincts are included in chapter 24 at the density of residential living recommended by the Wakatipu Basin Landuse Study.  | Struck out Minute of Panel 17 May 2018  |
| 2542.1            | FS2765.21             | Glenpanel Developments Limited                 | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Support            | That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.   | Struck out Minute of Panel 17 May 2018  |
| 2542.1            | FS2766.21             | Ladies Mile Consortium                         | 1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units | Support            | That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission. | Struck out Minute of Panel 17 May 2018  |
| 2253.1            |                       | D M Stanhope & G Burdis                        | 7-Planning Maps > 7.15-Stage 2 Map 13d  | Oppose             | Opposes the unidentified zoning on the land located on the subject site.   | Struck out Minute of Panel 17 May 2018  |
| 2253.1            | FS2765.14             | Glenpanel Developments Limited                 | 7-Planning Maps > 7.15-Stage 2 Map 13d  | Support            | That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.   | Struck out Minute of Panel 17 May 2018  |
| 2253.1            | FS2766.14             | Ladies Mile Consortium                         | 7-Planning Maps > 7.15-Stage 2 Map 13d  | Support            | That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission. | Struck out Minute of Panel 17 May 2018  |
| 2489.1            |                       | Ladies Mile Consortium                         | 7-Planning Maps > 7.33-Stage 2 Map 30   | Oppose             | Rezone the land located adjacent to Ladies Mile State Highway 6 from Stage 1 Rural Zone to Rural Lifestyle or alternatively Wakatipu Basin Lifestyle Precinct 'A', with provisions to manage density of residential activity and the setback from roads.   | Reject as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings. |
| 2489.1            | FS2727.8              | NZ Transport Agency                            | 7-Planning Maps > 7.33-Stage 2 Map 30   | Oppose             | That the submission 2489.1 requesting the rezoning of land adjacent to Ladies Mile be disallowed.  | Accept as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings. |
| 2489.1            | FS2763.3              | Michael Paul Henry and Maureen Elizabeth Henry | 7-Planning Maps > 7.33-Stage 2 Map 30   | Support            | That the relief sought in the submission being a rezoning of land referred to in the submission be allowed.  | Reject as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings. |

Appendix A to Rebuttal Evidence - Ladies Mile

| Original Point No | Further Submission No | Submitter                      | Map                                    | Submitter Position | Submission Summary   | Planner Recommendation  |
|-------------------|-----------------------|--------------------------------|--|--------------------|--|---|
| 2489.1            | FS2765.44             | Glenpanel Developments Limited | 7-Planning Maps > 7.33-Stage 2 Map 30  | Support            | That the relief sought in the submission to amend the stage 1 submission to a Precinct of Rural Residential zoning all similar is supported. This relief should include the further submitter's original submission by amending the stage 1 submission to provide further relief (in the alternative) to rezone Ladies Mile as residential.  | Reject as it relates to the Ladies Mile Stage 1 land. The development of Threeewood assessed in the Wakatipu Basin rezonings. |
| 2548.1            |                       | Glenpanel Development Limited  | 7-Planning Maps > 7.33-Stage 2 Map 30  | Oppose             | Rezoning the land on the Stage 2 Planning Map 30 located adjacent to Ladies Mile State Highway 6 from Rural (Stage 1 ) to a mix of Low, Medium and High Density Residential Zoning to provide for urban development. The consequential rules are requested to be located in the Chapter 24 Wakatipu Basin Zone. Consequential amendments would also be required to the Subdivision and district wide chapters.                       | Struck out Minute of Panel 17 May 2018  |
| 2548.1            | FS2727.11             | NZ Transport Agency            | 7-Planning Maps > 7.33-Stage 2 Map 30  | Oppose             | That the submission 2548.1 requesting the rezoning of land adjacent to Ladies Mile be disallowed.  | Struck out Minute of Panel 17 May 2019  |
| 2246.1            |                       | J & L Bagrie                   | 7-Planning Maps > 7.35-Stage 2 Map 31a | Oppose             | Opposes the unidentified zoning on the subject site.   | Struck out Minute of Panel 17 May 2020  |
| 2246.1            | FS2727.6              | NZ Transport Agency            | 7-Planning Maps > 7.35-Stage 2 Map 31a | Oppose             | That submission 2246.1 be disallowed.  | Struck out Minute of Panel 17 May 2021  |
| 2246.1            | FS2765.1              | Glenpanel Developments Limited | 7-Planning Maps > 7.35-Stage 2 Map 31a | Support            | That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.   | Struck out Minute of Panel 17 May 2022  |
| 2246.1            | FS2766.1              | Ladies Mile Consortium         | 7-Planning Maps > 7.35-Stage 2 Map 31a | Support            | That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission. | Struck out Minute of Panel 17 May 2023  |
| 2251.1            |                       | R & J Kelly                    | 7-Planning Maps > 7.35-Stage 2 Map 31a | Other              | Opposes the unidentified zoning shown on the Stage 2 maps on the Ladies Mile and Arrowtown Precincts and that this land is zoned for residential living.   | Struck out Minute of Panel 17 May 2024  |
| 2251.1            | FS2765.8              | Glenpanel Developments Limited | 7-Planning Maps > 7.35-Stage 2 Map 31a | Support            | That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.   | Struck out Minute of Panel 17 May 2025  |
| 2251.1            | FS2766.8              | Ladies Mile Consortium         | 7-Planning Maps > 7.35-Stage 2 Map 31a | Support            | That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission. | Struck out Minute of Panel 17 May 2026  |
|                   |                       |                                |  |                    |  |   |

## **APPENDIX B**

### **Recommended New Rule 8.5.19**

## APPENDIX B

### Recommended New Rule 8.5.19

**Key:**

Recommended changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report, dated 28 May 2018.

Recommended changes are shown in blue underline text for addition as and ~~blue-strike~~ through text for deletions. Appendix C to Right of Reply dated 27 June 2018.

|               | <u>Additional standard for activities located in the Bridesdale Farm overlay</u>  | <u>Non compliance status</u>  |
|---------------|---|---|
| <u>8.5.19</u> | <p><u>The construction or external alteration of any fencing</u></p> <p><u>8.5.19.1: Fencing adjacent to any road boundary shall be a maximum height of 1.2m; <del>and</del></u></p> <p><u>8.5.19.2: Fences between internal boundaries shall be restricted to 1.8m in height except for the first 3 metres from the road boundary, where the maximum height shall be 1.2 metres; <del>and</del></u></p> <p><u>8.5.19.3: No fencing shall be constructed in or adjacent to a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape.</u></p> | <p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. streetscape charcter and amenity; and</u></p> <p><u>b. external appearance, location and visual dominance of the fencing when viewed from the street(s), <del>and neighbouring properties, reserves and the Outstanding Natural Landscape.</del></u></p> |

## **APPENDIX C**

### **Proposed Building Restriction Areas and Proposed Updated Planning Map**

## Appendix C

### Proposed Building Restriction Areas and proposed updates to Planning Maps

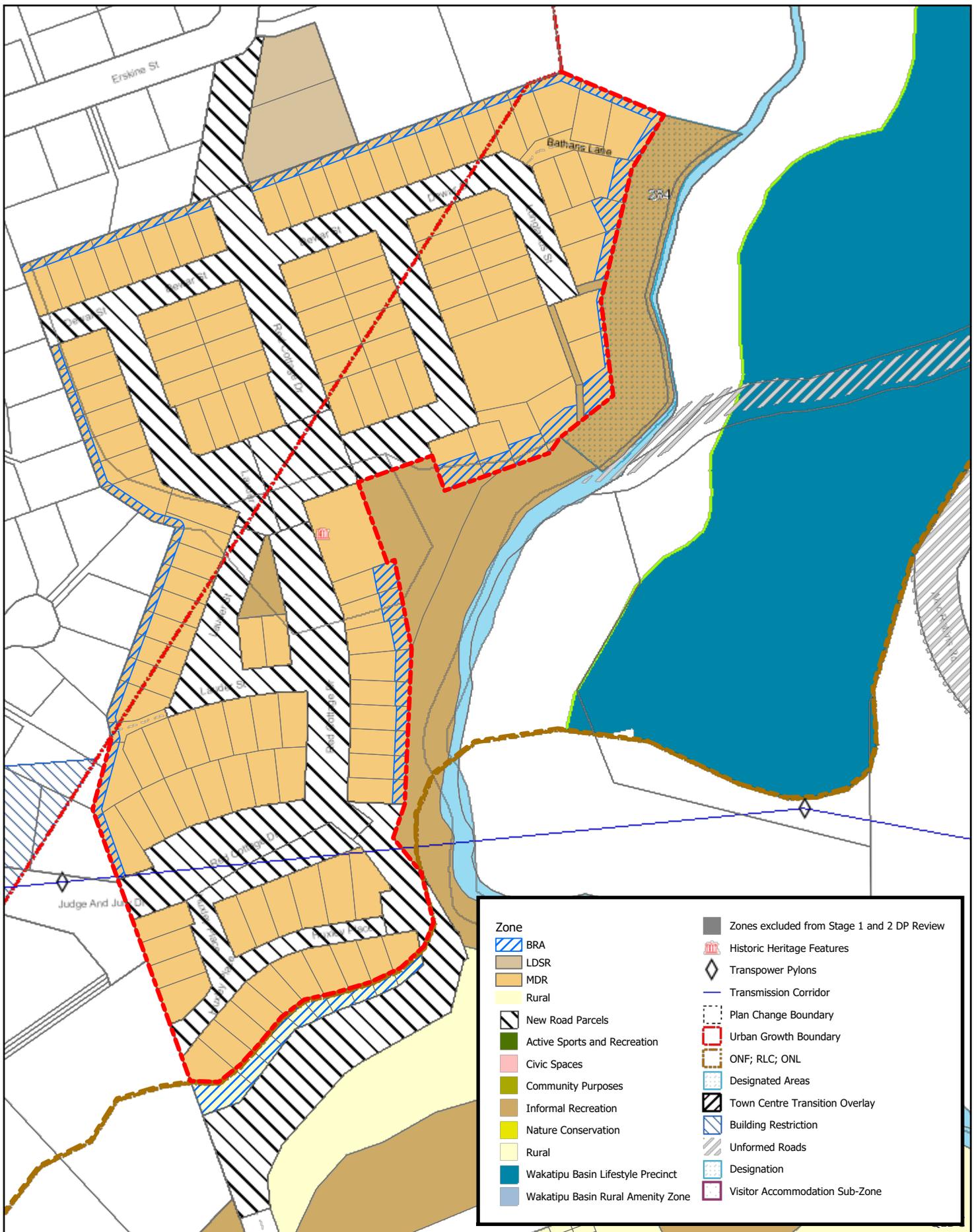
#### Building Restriction Area for Lots 27, 30 to 38

| <b>Lots</b> | <b>Building Restriction Area (m)</b>           |
|-------------|--|
| 27          | 4 (eastern boundary)                           |
| 30          | 8 (eastern boundary)                           |
| 31          | 15 (eastern boundary)                          |
| 32          | 5 (eastern boundary)                           |
| 33          | 2 (eastern boundary)                           |
| 34          | 2 (eastern boundary)<br>13 (southern boundary) |
| 35          | 9.5 (southern boundary)                        |
| 36          | 10 (southern boundary)                         |
| 37          | 7.5 (southern boundary)                        |
| 38          | 12 (southern boundary)                         |

#### Building Restriction Area for Lots 94 to 102

| <b>Lots</b> | <b>Building Restriction Area (m)</b> |
|-------------|--------------------------------------|
| 94          | 10.7 (eastern boundary)              |
| 95          | 10.2 (eastern boundary)              |
| 96          | 7.7 (eastern boundary)               |
| 97          | 7.2 (eastern boundary)               |
| 98          | 6.5 (eastern boundary)               |
| 99          | 5.8 (eastern boundary)               |
| 100         | 5.8 (eastern boundary)               |
| 101         | 5.8 (eastern boundary)               |
| 102         | 5.8 (eastern boundary)               |

Please note the Bridesdale updated map on the next page has been produced for discussions purposes only. The proposed map shows the notified and proposed UGB but does not indicate the proposed 'Bridesdale Overlay area'. This is relevant to the proposed MDRZ only.



0 0.1 0.2 0.3 0.4 Kilometers

Produced 27 June 2018

# Bridesdale

