

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------|--------------------|---|--|
| 121.3 | | Lindsay Topp | | Oppose | The proposed district plan maps are amended to include existing and approved residential development on Lots 1 and 2 DP 476278, located west of Alec Robbins Road on planning map 30. | Reject |
| 534.39 | | Wayne Evans, G W Stalker Family Trust, Mike Henry | 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. | Reject |
| 121.1 | | Lindsay Topp | | Oppose | The proposed district planning maps are amended to reflect the court approved boundary between the landscape categories over Lot 1 and 2 DP476278, relating to land to the west of Alec Robbins Road as shown on planning map 30. | Accept in Part |
| 121.2 | | Lindsay Topp | Part Seven - Maps | Oppose | The proposed district plan maps are amended to include existing and approved residential development on Lots 1 and 2 DP 476278. The proposed district planning maps are amended to reflect the court approved boundary between the landscape categories over Lot 1 and 2 DP476278, relating to land to the west of Alec Robbins Road as shown on planning map 30. | Accept in Part |
| 221.8 | | Susan Cleaver | | Other | That the ONL lines are re-evaluated and are removed from areas that include pastoral farmland, residential areas and medium density zones. | Accept in Part in regards to ONL being removed from residentially zoned areas. This has been addressed in Hearing Stream 13. |
| 265.9 | | Phillip Bunn | | Other | Requests the ONL lines be reviewed. Submitter objects to the ONL lines which have been drawn on the new district plan maps. Submitter notes that in the Morven Ferry Neighbourhood (shown on proposed planning map 30) it has been drawn in where there was no line before, running through paddocks that have been ploughed and heavily modified. On the submitters neighbouring property Doonholm the ONL line has been shown on the developed paddocks well out from the base of Morven Hill, and considers that this line should be moved back to the paper road at the base of Morven Hill. Requests that the ONL line should actually run up and over the top of Morven Hill leaving the back side away from Lake Hayes open for recreational development such as down hill mountain biking. | Accept in Part |
| 285.22 | | Debbie MacColl | Map 30 - Lake Hayes | Oppose | That ONL lines be deleted from the Proposed District Plan and replaced when consultation form the community has taken place. ONL should not include any flat land in the Wakatipu Basin that has been modified by pastoral farming. The ONL line should be deleted around the top of the Rural Residential on Morven Hill (shown on Proposed Planning Map 30) and placed at a level that is slightly higher than the saddle at the Western end of Morven Hill. This would then protect the view from Lake Hayes of the Western side of Morven Hill. The line on the Eastern side of Morven Hill now is also through ploughed paddocks and puts more than one residential house in ONL. The line should be deleted. The ONL around Punt Hill, (the Hill on the western side of Morven Ferry Road adjacent to the Kawarau River) should be deleted and placed on the front side of the hill above the track at power transmission line height. | Accept in Part |
| 285.22 | FS1221.4 | Robins Farm Limited | Map 30 - Lake Hayes | Support | That the submission is allowed. The submitter supports the submission as the identification of ONL/ONF significantly compromise the ability to manage pastoral land. Farming smaller areas of pastoral land can be economically challenging in the Wakatipu basin. ONL/ONF lines and rules should be reviewed and amended to enable appropriate levels of development to maintain the landscape through farming. Properties should be assessed individually with the landowner input into siting of ONL/ONF lines as part of the review process. | Accept in Part |

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| 285.22 | FS1097.131 | Queenstown Park Limited | Map 30 - Lake Hayes | Support | Support in part. Support that part requesting that ONL lines are deleted and replaced when consultation has been undertaken, and that ONL should not include any flat land. Oppose suggestion of significant change to ONL line around Punt Hill and Morven Ferry; the ONL should respect the outstanding features, and should not enable development at higher altitudes. | Accept in Part |
| 401.1 | | Max Guthrie | | Oppose | Opposes the position of the ONL landscape line on the submitters property at Lot 1, 2 and 3 DP344972 and shown on Map 30 and seeks that the ONL line be relocated to the position in the Operative District Plan. | Accept in Part |
| 442.9 | | David and Margaret Bunn | | Oppose | Delete the ONL lines across our paddocks by the Kawarau River and place as before around the top half of Punt Hill only. Also sort the rest of the districts ONL lines out. | Accept in Part. ONL lines have been considered further as part of this Hearing Stream and Hearing Streams 12 and 13. |
| 442.9 | FS1097.424 | Queenstown Park Limited | | Support | Support, insofar as the submission relates to the District's ONL lines. | Accept in Part |
| 459.1 | | Tony McQuilkin | Map 10 - Skippers, Macetown, Cardrona | Not Stated | Submits that the landscape line on proposed Planning Maps 10 and 26 appears to have been academically drawn by following vegetation patterns on an aerial photograph or some specific contour line, and does not reflect the topographical edge that separates the terrace from the escarpment, nor does it reflect the intensions of the relevant environment court decision and the operative district plan. Requests that Proposed District Plan Maps 10 and 26 are redrawn to use the yellow line as shown on the plan attached to the submission as the line between the ONL and the RLC. | Accept in Part |
| 459.1 | FS1122.2 | BSTGT Limited | Map 10 - Skippers, Macetown, Cardrona | Support | Agrees with the submitter that the new boundary for the ON appears to have been academically drawn and does not reflect topography. Seeks that the Proposed District Plan Maps are redrawn. Seeks that the whole of Submission 459 be allowed. | Accept in Part |
| 526.1 | | Michaela Meehan | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Map 29 to relocate the ONL as identified on the map attached to the submission. | Reject |
| 570.2 | | Shotover Hamlet Investments Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | That the ONL landscape line is amended such that the part of the submitter's site above the natural terrace in its northern part is zoned RLC under the PDP and Planning Map 29; | Reject |
| 570.2 | FS1297.2 | Robert Stewart | Map 29 - Dalefield, Coronet Peak Road | Oppose | That the submission be refused. The proposed line should not be amended further without substantial landscape justification to do so, and it is considered there is no such justification. The amendments sought to the relevant objectives, policies and provisions referred to in the submission are not supported by a section 32 evaluation. | Accept in Part |
| 594.7 | | Alexander Kenneth & Robert Barry Robins & Robins Farm Limited | Map 30 - Lake Hayes | Other | Oppose in part. The ONL line as it relates to Lot 5 DP 468905 is moved to the southern boundary of the lot such that the lot is not located within the ONL. | Accept in Part |
| 594.7 | FS1221.6 | Robins Farm Limited | Map 30 - Lake Hayes | Support | That the submission is allowed. The submission is supported and the submitter considers the location of the ONL line in relation to Jean Robins Road should be shifted to include the lower portion of Lot 8 DP 468905 to provide a logical line from Jean Robins Road up to the top boundary of Lot 5 DP 468905. | Accept in Part |

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| 636.1 | | Crown Range Holdings Ltd | Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets) | Not Stated | Requests that the boundary of the outstanding natural landscape is realigned as applies to Eastburn Station (Lot 3 DP 321835 and Lot 2 DP 32183) in accordance with the line labelled "BDG refined landscape category line" on the map attached to submission 636. | Accept in Part |
| 643.21 | | Crown Range Enterprises | Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets) | Not Stated | Realign the boundary of the outstanding natural landscape (planning map 13) as it applies to the submitter's land (described as a 355 Ha property located on the Crown Range, and as shown on page 1 of the submission) to follow a line in accordance with that shown in Appendix 8a of the Operative District Plan and in accordance with the Environment Court decision C87/2002. | Accept in Part |
| 644.1 | | Dennis M Rogers | Map 30 - Lake Hayes | Not Stated | Amend the boundary for the Outstanding Natural Landscape around Morven Hill. | Accept in Part |
| 664.1 | | Janice Margaret Clear | Part Seven - Maps | Oppose | The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the attached map in the submission. | Accept in Part |
| 666.1 | | William Alan Hamilton | Part Seven - Maps | Oppose | The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the attached map in the submission. | Accept in Part |
| 670.2 | | Lynette Joy Hamilton | | Oppose | See submission (670) for full details. "Submission 1: Landscape Category The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the plan contained in Attachment [C]." | Accept in Part |
| 670.2 | FS1310.8 | Anna-Marie Chin | | Support | The landscape category boundary be amended as per submission | Accept in Part |
| 688.30 | | Justin Crane and Kirsty Mactaggart | Map 30 - Lake Hayes | Oppose | Move the edge of the Outstanding Natural feature as it applies to Lot 28 DP 378242 westward and northward from Lot 1 DP 21614 so that it follows the toe of the slope and does not traverse the submitter's land. | Accept in Part |
| 690.1 | | Susan May Todd | Map 30 - Lake Hayes | Oppose | The Landscape Category boundary on Doonholme Farm (Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD) is amended to the 430m contour line as depicted on the plan contained in attachment C of this submission 690. | Accept in Part |
| 690.1 | FS1310.9 | Anna-Marie Chin | Map 30 - Lake Hayes | Support | The landscape category boundary be amended as per submission | Accept in Part |
| 695.1 | | Anne Lousie Hamilton | Map 30 - Lake Hayes | Not Stated | The Landscape Category boundary on Doonholme Farm (Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD) is amended to the 430m contour line as depicted on the plan contained in attachment C of this submission 695. | Accept in Part |
| 288.8 | | Barn Hill Limited | Map 30 - Lake Hayes | Other | Make the informal airstrip on DE & ME Bunn property 219 Morven Ferry Road a protected airstrip.. | Reject |
| 693.2 | | Private Property Limited | Map 30 - Lake Hayes | Oppose | Amend the zoning of those lower slopes of Morven Hill, to the north of the amended ONL (as shown in this submission) line to Rural Residential. | Reject |
| 13.2 | | Cassidy Trust | Map 31 - Lower Shotover | Support | That the proposed rezoning from Rural to Rural Lifestyle as shown on map 31 at Lower Shotover be implemented . | Reject |
| 27.1 | | John, Jane, Graeme Troon, Todd, Todd | Map 30 - Lake Hayes | Support | The Council confirm the zoning shown for the area east of Lower Shotover Road on Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General Zones. | Reject |
| 27.1 | FS1120.3 | Michael Brial | Map 30 - Lake Hayes | Support | The Council should confirm the zoning shown for the area east of Lower Shotover Road on proposed Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General zones. Seeks that the whole of the submission be allowed. | Reject |
| 27.1 | FS1142.1 | Kevin and Angela Peterson and Longney | Map 30 - Lake Hayes | Support | Seeks that the whole of the submission be allowed. The Council should confirm the zoning shown for the area east of Lower Shotover Road on proposed Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General zones. | Reject |

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| 27.1 | FS1286.80 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Oppose | Disallow the submission.. Seeking retention of the rural areas in the Slopehill Road area as currently identified in the Operative Plan will not achieve the efficient and effective use of resources. | Reject |
| 27.1 | FS1295.16 | Slopehill Joint Venture | Map 30 - Lake Hayes | Oppose | Refuse the submission | Reject |
| 27.1 | FS1298.15 | Wakatipu Equities | Map 30 - Lake Hayes | Oppose | Insofar as the submission seeks to retain Rural zoning over areas east of Lower Shotover Road disallow the submission. Seeking retention of the rural areas as currently identified in the Operative Plan will not contribute to efficient and effective use of resources. | Reject |
| 27.2 | | John, Jane, Graeme Troon, Todd, Todd | | Support | supports the zoning prepared east of Lower Shotover Road and in particular the location of boundaries between the Rural Lifestyle and Rural General Zones shown on Planning Map 30. Requests that the Council confirm the zoning shown for the area east of Lower Shotover Road on Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General Zones. | Reject |
| 27.2 | FS1298.16 | Wakatipu Equities | | Oppose | Insofar as the submission seeks to retain Rural zoning over areas east of Lower Shotover Road disallow the submission. Seeking retention of the rural areas as currently identified in the Operative Plan will not contribute to efficient and effective use of resources. | Reject |
| 98.1 | | Juie Q.T. Limited | Map 26 - Speargrass Flat, Millbrook | Oppose | A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan). B) Re-draw (if necessary) the boundary between ONL and RLC to follow the northern boundary of Lots 1,3,4 DP 427059 (off Malaghans Road). | Reject |
| 123.3 | | Edwin Lamont | Map 26 - Speargrass Flat, Millbrook | Other | Rezone the 25 hectare property located at the southwest corner of McDonnell Road and Hogans Gully Road from Rural to Rural Lifestyle to provide for a total of 6 residential lots with an existing winery. | Reject |
| 175.1 | | Philippa Tait | Map 29 - Dalefield, Coronet Peak Road | Oppose | Not to alter Dalefield, Coronet Peak Road from rural lifestyle to further subdivision. | Reject |
| 229.1 | | Felzar Properties Ltd | Map 30 - Lake Hayes | Other | Change the zoning of the submitters land located at the southern end of Lake Hayes (Part Sections 115 and 210R BIK III Shotover SD) from rural to rural residential at the southern end of Lake Hayes located on planning map 30. | Reject |
| 229.1 | FS1092.2 | NZ Transport Agency | Map 30 - Lake Hayes | Oppose | That submission 229.1 be disallowed. | Reject |
| 229.1 | FS1340.66 | 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. | Reject |
| 231.6 | | Antony Strain, Sarah Strain and Samuel Strain | Map 26 - Speargrass Flat, Millbrook | Other | Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle. | Reject |
| 231.6 | FS1286.65 | Mr M and Mrs J Henry | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 231.7 | | Antony Strain, Sarah Strain and Samuel Strain | Map 30 - Lake Hayes | Other | Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle. | Reject |
| 231.7 | FS1286.66 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 231.7 | FS1295.12 | Slopehill Joint Venture | Map 30 - Lake Hayes | Support | The submission be allowed | Reject |
| 232.3 | | Don Andrew, Kathleen Andrew and Roger Macassey | Map 26 - Speargrass Flat, Millbrook | Other | Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle. | Reject |

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| 232.3 | FS1286.69 | Mr M and Mrs J Henry | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 232.3 | FS1295.14 | Slopehill Joint Venture | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed | Reject |
| 232.4 | | Don Andrew, Kathleen Andrew and Roger Macassey | Map 30 - Lake Hayes | Other | Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle. | Reject |
| 232.4 | FS1286.70 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 232.4 | FS1295.15 | Slopehill Joint Venture | Map 30 - Lake Hayes | Support | The submission be allowed | Reject |
| 234.1 | | Dan Egerton | Map 27 - Arrowtown | Oppose | Amend the zoning so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. | Reject |
| 234.1 | FS1266.2 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | Map 27 - Arrowtown | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 234.1 | FS1317.3 | Gerald and Richard Siddall and Tweedie | Map 27 - Arrowtown | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 234.2 | | Dan Egerton | 43.7 Structure Plans | Oppose | Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land. | Reject |
| 234.2 | FS1266.3 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.7 Structure Plans | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 234.2 | FS1317.4 | Gerald and Richard Siddall and Tweedie | 43.7 Structure Plans | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 234.3 | | Dan Egerton | 43.4.3 | Oppose | Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings. | Reject |
| 234.3 | FS1266.4 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.4.3 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 234.4 | | Dan Egerton | 43.5.2 | Oppose | Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road) | Reject |
| 234.4 | FS1266.5 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.5.2 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 234.5 | | Dan Egerton | 43.5.9 | Oppose | Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land. | Reject |

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| 234.5 | FS1266.6 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.5.9 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 234.6 | | Dan Egerton | 27.5.1 | Oppose | Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision. | Reject |
| 238.113 | | NZIA Southern and Architecture + Women Southern | 27.1 Purpose | Other | Support in part. Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive, as identified in the map attached to submission 238 (Chapter 27). | Reject |
| 238.113 | FS1157.44 | Trojan Helmet Ltd | 27.1 Purpose | Oppose | That the submission be rejected. Distinctive edges between urban and rural areas may be appropriate in some, but not all cases. For instance, Arrowtown has an UGB but Millbrook is outside of that and still contributes to Arrowtown and does not detract from the rural environment. The proposed Hills Resort Zone and the proposed Rural Lifestyle zoning of Trojan Helmet Limited's McDonnell Road and Hogan's Gully Road land are comparable examples. | Reject |
| 238.116 | | NZIA Southern and Architecture + Women Southern | Map 29 - Dalefield, Coronet Peak Road | Other | Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive. Requests areas shaded in pink on the attached map to submission 238 are returned back to Rural Zoning (relates to land generally located near Littles Rd, Mountain View Road, Lower Shotover Road, Domain Road, Mooney Road). | Reject |
| 238.116 | FS1150.1 | ORFEL Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | We seek that the part of the submission relating to the rural lifestyle zone on Fitzpatrick Road (Planning Map 29) be disallowed for the reasons expressed within ORFEL's original submission. ORFEL opposes the relief sought to rezone the land in the Littles Road / Fitzpatrick Road area from Rural Lifestyle Zone to Rural General. The land in this location is suitable, and has the capacity to absorb the visual change associated with rural lifestyle development. | Reject |
| 238.116 | FS1206.1 | Skipp Williamson | Map 29 - Dalefield, Coronet Peak Road | Oppose | Seeks that the entire submission - related to Mooney's Rd - to be disallowed. | Reject |
| 238.116 | FS1263.2 | Kirstie Jean Brustad and Harry James Inch | Map 29 - Dalefield, Coronet Peak Road | Oppose | Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area. | Reject |
| 238.116 | FS1273.3 | Robert and Elvena Heywood | Map 29 - Dalefield, Coronet Peak Road | Oppose | Opposes. States that the areas which have been rezoned to Rural Lifestyle as part of the District Plan Review have been done so in light of the Council's section 32 Report. This report considered that retaining the status quo for the land (as Rural General) was not the most efficient use of resources. The purpose of the Rural Zone under the Proposed Plan does not align with the nature of the land which has been rezoned, as this land is not capable of rural production. Seeks that QLDC to refuse the submission insofar as it seeks rezoning of land identified as Rural Lifestyle under the Proposed Plan to Rural Zone. | Reject |
| 238.116 | FS1255.27 | Arcadian Triangle Limited | Map 29 - Dalefield, Coronet Peak Road | Support | Disallow this submission to the extent that it opposes rezoning changes from Rural General to Rural Lifestyle. | Reject |
| 238.116 | FS1256.66 | Ashford Trust | Map 29 - Dalefield, Coronet Peak Road | Oppose | Refuse the submission insofar as it seeks rezoning of land identified as Rural Lifestyle under the Proposed Plan to Rural Zone. | Reject |
| 238.116 | FS1107.121 | Man Street Properties Ltd | Map 29 - Dalefield, Coronet Peak Road | Oppose | The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |

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| 238.116 | FS1226.121 | Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.116 | FS1234.121 | Shotover Memorial Properties Limited & Horne Water Holdings Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.116 | FS1239.121 | Skyline Enterprises Limited & O'Connells Pavillion Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.116 | FS1241.121 | Skyline Enterprises Limited & Accommodation and Booking Agents | Map 29 - Dalefield, Coronet Peak Road | Oppose | Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.116 | FS1242.144 | Antony & Ruth Stokes | Map 29 - Dalefield, Coronet Peak Road | Oppose | The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained. | Reject |
| 238.116 | FS1248.121 | Trojan Holdings Limited & Beach Street Holdings Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.116 | FS1249.121 | Tweed Development Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.127 | | NZIA Southern and Architecture + Women Southern | | Other | Opposes changes from to Rural General Land to Rural Lifestyle in Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road. Change planning maps in Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road back to Rural. | Reject |
| 238.127 | FS1119.5 | Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others | | Oppose | Agrees that the land (OT14A/295) is suitable to be rezoned Rural Residential to achieve the sustainable management. Seeks that the part of the submission that opposes the Queenstown Lakes District Council Proposed District Plan's rezoning of Rural General land to Rural Lifestyle be disallowed. | Reject |
| 238.127 | FS1165.2 | Leslie Richard & Judith Anne Nelson | | Oppose | Agrees that the land (Lot 1 Deposited Plan 442784) is suitable land to be rezoned Rural Lifestyle to achieve the sustainable management of the land. Seeks that the part of the submission that opposes rezoning of Rural General land to Rural Lifestyle be disallowed. | Reject |
| 238.127 | FS1206.2 | Skipp Williamson | | Oppose | Seeks that the entire submission - related to Mooney's Rd - to be disallowed. | Reject |
| 238.127 | FS1055.1 | Sophie James | | Oppose | Seek that the relief sort in 238.127 be declined | Reject |
| 238.127 | FS1157.42 | Trojan Helmet Ltd | | Oppose | That the submission is rejected. It is not appropriate that all new development be located in urban areas. In some cases visitors may want to appreciate what the rural land can offer in terms of other uses, such as golf for example. It is appropriate that these other activities, which require a rural environment, but do not use the land in a traditional "productive" sense, be provided for. It is also appropriate that areas for lower density living be provided for in rural areas, as not all landowners seek or need to live in urban areas. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|-----|--------------------|---|------------------------|
| 238.127 | FS1298.2 | Wakatipu Equities | | Oppose | Insofar as the submission seeks to retain zoning over parts of Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road, disallow the submission. | Reject |
| 238.127 | FS1107.132 | Man Street Properties Ltd | | Oppose | The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.127 | FS1226.132 | Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited | | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.127 | FS1234.132 | Shotover Memorial Properties Limited & Horne Water Holdings Limited | | Oppose | States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.127 | FS1239.132 | Skyline Enterprises Limited & O'Connells Pavillion Limited | | Oppose | Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.127 | FS1241.132 | Skyline Enterprises Limited & Accommodation and Booking Agents | | Oppose | Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives. | Reject |
| 238.127 | FS1242.155 | | | Oppose | The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained. | Reject |
| 238.127 | FS1248.132 | Trojan Holdings Limited & Beach Street Holdings Limited | | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.127 | FS1249.132 | Tweed Development Limited | | Oppose | The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. | Reject |
| 238.127 | FS1255.26 | Arcadian Triangle Limited | | Oppose | Disallow this submission to the extent that it opposes rezoning changes from Rural General to Rural Lifestyle. | Reject |
| 238.127 | FS1256.67 | Ashford Trust | | Oppose | Refuse the submission insofar as it seeks rezoning of land identified as Rural Lifestyle under the Proposed Plan to Rural Zone. | Reject |
| 238.127 | FS1263.3 | Kirstie Jean Brustad and Harry James Inch | | Oppose | Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area. | Reject |
| 238.127 | FS1292.2 | Roger and Carol Wilkinson | | Oppose | Insofar as the submission seeks to retain zoning over parts of Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road, disallow the submission. | Reject |
| 238.8 | | NZIA Southern and Architecture + Women Southern | | Other | Doesn't agree with changing rural areas to rural lifestyle, particularly where they are unconnected. | Reject |
| 238.8 | FS1322.3 | Juie Q.T. Limited | | Oppose | Opposes. Requests that the Rural Lifestyle Zoning notified in the Proposed District Plan be retained (and indeed extended to include my land); and the Rural Zone Purpose (21.1) be retained as originally notified in the Proposed District Plan. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|---|------------------------|
| 238.8 | FS1286.1 | Mr M and Mrs J Henry | | Oppose | Disallow the submission. The submission is opposed as it opposes changes from Rural General Land to Rural Lifestyle in Mooney Road area, Littles Rd / Fitzpatrick Rd /Mountain Road, southern side of Domain Road & Lower Shotover Road. | Reject |
| 241.1 | | Denis Shaun Moloney | Map 26 - Speargrass Flat, Millbrook | Oppose | I want the zoning of Mooney Road to be retained as Rural. | Reject |
| 241.1 | FS1165.3 | Leslie Richard & Judith Anne Nelson | Map 26 - Speargrass Flat, Millbrook | Oppose | Agrees that the land (Lot 1 Deposited Plan 442784) is suitable land to be rezoned Rural Lifestyle to achieve the sustainable management of the land. Seeks that all of the relief sought be declined. | Reject |
| 241.1 | FS1206.3 | Skipp Williamson | Map 26 - Speargrass Flat, Millbrook | Oppose | Seeks that the entire submission to be disallowed. | Reject |
| 241.1 | FS1263.7 | Kirstie Jean Brustad and Harry James Inch | Map 26 - Speargrass Flat, Millbrook | Oppose | Insofar as the submission seeks to retain zoning over parts of Mooney Road, disallow the submission. | Reject |
| 241.2 | | Denis Shaun Moloney | Map 29 - Dalefield, Coronet Peak Road | Oppose | I want the zoning of Mooney Road to be retained as Rural | Reject |
| 241.2 | FS1165.4 | Leslie Richard & Judith Anne Nelson | Map 29 - Dalefield, Coronet Peak Road | Oppose | Agrees that the land (Lot 1 Deposited Plan 442784) is suitable land to be rezoned Rural Lifestyle to achieve the sustainable management of the land. Seeks that all of the relief sought be declined. | Reject |
| 241.2 | FS1206.4 | Skipp Williamson | Map 29 - Dalefield, Coronet Peak Road | Oppose | Seeks that the entire submission to be disallowed. | Reject |
| 241.2 | FS1263.8 | Kirstie Jean Brustad and Harry James Inch | Map 29 - Dalefield, Coronet Peak Road | Oppose | Insofar as the submission seeks to retain zoning over parts of Mooney Road, disallow the submission. | Reject |
| 248.1 | | Shotover Trust | Map 29 - Dalefield, Coronet Peak Road | Other | That Lot 1 DP 21914 (362 Lower Shotover Road) is fully contained within the Rural Lifestyle Zone. That the District Plan zoning illustrated on Planning Map 29 in the PDP remains as notified by the Council. | Reject |
| 248.1 | FS1298.8 | Wakatipu Equities | Map 29 - Dalefield, Coronet Peak Road | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 248.1 | FS1046.1 | John Borrell | Map 29 - Dalefield, Coronet Peak Road | Oppose | I seek that the whole of the submission be disallowed | Reject |
| 248.1 | FS1351.1 | Woodlot Properties | Map 29 - Dalefield, Coronet Peak Road | Support | I seek the submission be allowed in whole or part as it relates to our property | Reject |
| 265.10 | | Phillip Bunn | | Other | Considers that Rural Lifestyle/Rural Residential Zones are more appropriate zones for much of the Morven Ferry Road area (shown on proposed planning map 30). Believes the Rural General zone is almost redundant because pastoral farming is not viable in the Wakatipu basin. | Reject |
| 265.10 | FS1031.1 | Stewart Mahon | | Support | Support the whole of the submission. See attached plan showing adjoining neighbours wanting the same outcome and supporting each other from Rural General to Rural Lifestyle as per chapter 22. | Reject |
| 277.2 | | Alexander Reid | Map 29 - Dalefield, Coronet Peak Road | Support | I believe a further rural lifestyle zone should be added to the western end of Littles Road around current housing, adjoining to the Rural visitor zone with room to expand to the south. The ONL line needs to be moved to the north of the rural visitor zone. | Reject |
| 279.1 | | Sophie James | Map 29 - Dalefield, Coronet Peak Road | Oppose | For the submitters land to be re zoned from Rural General to Rural Lifestyle SEC 53 BLK IV SHOTOVER SD - PT SEC 52 BLK IV SHOTOVER SD SEC 9 SO431042 - SEC 72 PT SEC 57 BLK IV SHOTOVER SD | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---|--------------------|--|----------------------------------|
| 310.1 | | Jon Waterston | | Oppose | Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively. | Reject |
| 310.2 | | Jon Waterston | Map 31 - Lower Shotover | Support | Submitter supports the landscape classification line location where it crosses the subject land (being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336). | Reject |
| 310.4 | | Jon Waterston | Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets) | Support | Submitter supports the landscape classification line location where it crosses the subject land. | Reject |
| 338.4 | | Middleton Family Trust | | Oppose | Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 & 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB: Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning (copied from Submission Point 338.2); AND Apply an urban growth boundary to the land zoned low density residential, as defined by Attachment B to the submission. | Heard in Stream 13 Queenstown |
| 345.14 | | (K)John McQuilkin | Map 29 - Dalefield, Coronet Peak Road | Oppose | Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission (copied from point 345.16, Rural Lifestyle Zone). <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled. | Reject |
| 345.15 | | (K)John McQuilkin | | Oppose | Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission. | Reject |
| 345.16 | | (K)John McQuilkin | | Oppose | Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission (copied from point 345.16, Rural Lifestyle Zone). OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled. | Reject |
| 346.1 | | Jillian Egerton | Map 27 - Arrowtown | Oppose | Amend the zoning so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. | Reject |
| 346.1 | FS1317.5 | Gerald and Richard Siddall and Tweedie | Map 27 - Arrowtown | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 346.1 | FS1266.11 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | Map 27 - Arrowtown | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.2 | | Jillian Egerton | 43.7 Structure Plans | Oppose | Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land. | Reject |
| 346.2 | FS1317.6 | Gerald and Richard Siddall and Tweedie | 43.7 Structure Plans | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|-------------------------------------|--------------------|--|------------------------|
| 346.2 | FS1266.12 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.7 Structure Plans | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.3 | | Jillian Egerton | 43.4.3 | Oppose | Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings. | Reject |
| 346.3 | FS1266.13 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.4.3 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.4 | | Jillian Egerton | 43.5.2 | Oppose | Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road) | Reject |
| 346.4 | FS1266.14 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.5.2 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.5 | | Jillian Egerton | 43.5.9 | Oppose | Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land. | Reject |
| 346.5 | FS1266.15 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 43.5.9 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.6 | | Jillian Egerton | 27.5.1 | Oppose | Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision. | Reject |
| 346.6 | FS1266.16 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 27.5.1 | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 346.7 | | Jillian Egerton | 27.4.1 Discretionary activities | Oppose | That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions. | Reject |
| 346.7 | FS1266.17 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | 27.4.1 Discretionary activities | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 348.1 | | Mrs M K Greenslade | | Oppose | Rezone the area (Lots 2 & 3 DP 364425 and Lot 1 DP 23375) shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle. | Reject |
| 348.2 | | Mrs M K Greenslade | Map 26 - Speargrass Flat, Millbrook | Oppose | Rezone the area shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle. (copied from point 348.2 of the Rural zone) | Reject |
| 348.2 | FS1286.4 | Mr M and Mrs J Henry | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--|---------------------------------------|--------------------|---|------------------------|
| 348.2 | FS1295.3 | Slopehill Joint Venture | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed | Reject |
| 348.3 | | Mrs M K Greenslade | Map 30 - Lake Hayes | Oppose | Rezoned the area shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle. (copied from point 348.2 of the Rural zone) | Reject |
| 348.3 | FS1286.5 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 348.3 | FS1295.4 | Slopehill Joint Venture | Map 30 - Lake Hayes | Support | The submission be allowed | Reject |
| 351.1 | | Sam Strain | Map 30 - Lake Hayes | Oppose | Oppose the Rural zoning of Lot 1 & 2 DP 388976 and request it be rezoned from Rural to Rural Lifestyle. Copied from submission point 351.4 to the rural zone | Reject |
| 351.1 | FS1092.7 | NZ Transport Agency | Map 30 - Lake Hayes | Oppose | That the submission 351.1 be disallowed. | Reject |
| 351.1 | FS1262.1 | G W Stalker Family, Trust Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | Map 30 - Lake Hayes | Support | That the submission be allowed insofar as it seeks Rural Lifestyle zoning amendments to Planning Maps 30 and 31 of the Proposed Plan. | Reject |
| 351.1 | FS1071.55 | Lake Hayes Estate Community Association | Map 30 - Lake Hayes | Oppose | That the entire submission is disallowed and the existing zoning remains in place | Reject |
| 351.1 | FS1340.84 | 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. | Reject |
| 352.1 | | J & B Taylor | Map 29 - Dalefield, Coronet Peak Road | Oppose | Delete the Rural Lifestyle Zone over Lot 1 DP 300316 and Lot 1 DP 474658, or alternatively, defer the Rural Lifestyle Zone until RM100818 has been given full effect to and a completion certification for the subdivision has been issued. NB - Elsewhere in the submission, it notes that the following parcels are also subject to this submission: Lot 3 DP21860 and Lot 1 DP 300014. Copied from submission point 352.3 to the Rural Lifestyle zone. | Reject |
| 352.1 | FS1042.1 | John Borrell | Map 29 - Dalefield, Coronet Peak Road | Support | I seek that the submission that rural lifestyle be deleted over Lot 1 DP 300316 and Lot 1 DP 474658 be allowed | Reject |
| 352.2 | | J & B Taylor | | Oppose | Delete the Rural Lifestyle Zone over Lot 1 DP 300316 and Lot 1 DP 474658, or alternatively, defer the Rural Lifestyle Zone until RM100818 has been given full effect to and a completion certification for the subdivision has been issued. NB - Elsewhere in the submission, it notes that the following parcels are also subject to this submission: Lot 3 DP21860 and Lot 1 DP 300014. | Reject |
| 360.2 | | Stuart Clark | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Planning map 29 to rezone all of the Land as Rural Lifestyle Zone, where it is split zoned rural and rural lifestyle on the land adjacent to Mooney and Hunter Road. | Reject |
| 360.2 | FS1206.6 | Skipp Williamson | Map 29 - Dalefield, Coronet Peak Road | Support | Seeks that the entire submission to be allowed. | Reject |
| 360.2 | FS1263.6 | Kirstie Jean Brustad and Harry James Inch | Map 29 - Dalefield, Coronet Peak Road | Support | Support in part. Insofar as the submission seeks Rural Lifestyle Zoning over parts of Mooney Road, allow the submission. | Reject |
| 396.4 | | James Canning Muspratt | | Oppose | Submitter opposes the zoning of part of the submitter's land (legally described as Lot 1 and 2 DP 486552) being that part of the land west and north of the Outstanding Natural Landscape line shown in proposed planning Map 31 and submits it is rezoned to Rural Residential. Copied from points 396.2 and 396.3. | Reject |
| 401.2 | | Max Guthrie | Map 30 - Lake Hayes | Oppose | Opposes the location of the ONL Landscape line at Lots 1, 2 and 3 DP344972 Opposes the rural general zoning at Lots 1, 2 and 3 DP344972 and requests this be rezoned Rural Residential. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|--|------------------------|
| 402.4 | | Leslie Richard Nelson and Judith Anne Nelson | Map 29 - Dalefield, Coronet Peak Road | Support | Supports the zoning of the land at Mooneys road (Lot 1 DP442784) at Rural Lifestyle and requests this be confirmed. | Reject |
| 403.1 | FS1004.2 | Elizabeth & Murray Hanan | | Oppose | The submission be disallowed | Reject |
| 403.3 | | Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others | Map 27 - Arrowtown | Oppose | Opposes the zoning of the submitter's property at Section 1 Service Office Plan 23541 as Rural General (shown on Map 27) and requests it be zoned Rural Residential. | Reject |
| 415.1 | | Trustees of the Lake Hayes Investment Trust | Map 26 - Speargrass Flat, Millbrook | Oppose | Opposes the proposed zoning of the submitter's land at 198 Arrowtown-Lake Hayes Road (Lot 1 DP 9916, Lot 1 DP 12282, Lot 1 DP 21917, and Lot 1 DP 27571) as Rural Lifestyle and requests that this land be zoned Rural Residential. (Copied from submission point 415.2) | Reject |
| 416.2 | | Queenstown Lakes Lodge Limited | Map 26 - Speargrass Flat, Millbrook | Oppose | Opposes the proposed zoning of the Submitters' land at 190 Arrowtown-Lake Hayes Road shown on Proposed Planning Map 26 and legally described as Lot 4 Deposited Plan 23626 (the "Submitters' Land"). Requests that the Submitters' Land be rezoned Rural Residential. | Reject |
| 428.2 | | Barry Francis Ellis and Sandy Joan Ellis | Map 29 - Dalefield, Coronet Peak Road | Support | Support the zoning of the Submitters' Land at 112 Domain Road (Lot 2 Deposited Plan 317834) as Rural Lifestyle. Requests the Council confirm the zoning of the Submitter's Land as Rural Lifestyle. | Reject |
| 428.2 | FS1292.4 | Roger and Carol Wilkinson | Map 29 - Dalefield, Coronet Peak Road | Support | Insofar as the submission supports rezoning over parts of Domain Road to Rural Lifestyle, the submission be allowed | Reject |
| 430.1 | | Ayrburn Farm Estate Ltd | | Other | Requests the following: (a) provide greater recognition of other activities that rely on rural resources; (b) better provide for subdivision and development that avoids, remedies or mitigates adverse effects on landscape character and visual amenity values; (c) rezoning of land located at 343 Arrowtown-Lake Hayes Road (legally described as Pt Lot 3 DP 5737 and Lot 1 DP 18109 BLK VII Shotover SD ("the subject land") as either: (i) An extension of the Rural Residential Zone at the north of Lake Hayes; or (ii) An extension of the Resort - Waterfall Park Special Zone; or (iii) A zone that recognises the ability of the land to absorb a significant amount of residential development. | Reject |
| 430.1 | FS1051.1 | Peter and Jillian Beadle | | Oppose | I seek to disallow submission 430 entirely | Reject |
| 430.1 | FS1023.1 | Simon Beadle | | Oppose | I seek to disallow submission 430 entirely | Reject |
| 430.1 | FS1097.280 | Queenstown Park Limited | | Support | Support for the reasons outlined in QPL's primary submission. | Reject |
| 430.14 | | Ayrburn Farm Estate Ltd | 42 Waterfall Park Zone | Other | For the the Waterfall Park zoning extension option proposed by the submitter, the following amendments or inclusions to the Proposed District Plan are requested: <ul style="list-style-type: none"> •Expansion of the Structure Plan, and inclusion of the Ayrburn property in the "R" (residential) category of that structure plan, and to include a Concept Development Plan (as shown on Figure 4 of submission 430) •that Rule 42.5.2 (residential capacity standard) is modified to enable additional residential units as a result of the expansion of the Structure Plan. The modification is: <p><i>42.5.2 Residential Capacity</i> <i>In the Waterfall Park Zone the maximum number of residential units shall be limited to 400 225, with 125 units allowed in the southern "R" area on the Structure Plan</i></p> •seeks inclusion in the Waterfall Park Special Zone of the standards set out in Part 3.6.1(c) of submission 430 relating to Density, Building Height, Building Location, Design Standards and Landscaping (appropriately adapted to the Waterfall Park zone provisions). •Provisions requiring retention and adaptive reuse of the historic buildings on the site should be included. The inclusions sought are outlined in section 3.6.1 of submission 430. | Reject |
| 430.14 | FS1010.5 | John Metherell | 42 Waterfall Park Zone | Oppose | Oppose adoption of Waterfall Park zone extension option. Urban development is not appropriate beyond the urban boundary. The Waterfall Park Zone has not been successful, and should not be used as a basis for extending the urban zone. There are topographical constraints such that it is not logical to extend the urban area to incorporate the submitter site. If development is to occur, it should reflect the nearby developed zone (ie rural residential or rural lifestyle). | Reject |
| 430.14 | FS1050.34 | Jan Andersson | 42 Waterfall Park Zone | Oppose | The submitter seeks that the whole of that submission be disallowed. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|----------------------------|-------------------------------------|--------------------|--|------------------------|
| 430.14 | FS1082.31 | J and R Hadley | 42 Waterfall Park Zone | Oppose | Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. | Reject |
| 430.14 | FS1084.15 | Wendy Clarke | 42 Waterfall Park Zone | Oppose | Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains. | Reject |
| 430.14 | FS1086.17 | J Hadley | 42 Waterfall Park Zone | Oppose | Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. | Reject |
| 430.14 | FS1087.15 | Robyn Hart | 42 Waterfall Park Zone | Oppose | I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan. | Reject |
| 430.14 | FS1089.33 | Mark McGuiness | 42 Waterfall Park Zone | Oppose | Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed. | Reject |
| 430.14 | FS1099.14 | Brendon and Katrina Thomas | 42 Waterfall Park Zone | Oppose | Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed. | Reject |
| 430.14 | FS1129.14 | Graeme Hill | 42 Waterfall Park Zone | Oppose | Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. | Reject |
| 430.14 | FS1133.15 | John Blair | 42 Waterfall Park Zone | Oppose | Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined. | Reject |
| 430.14 | FS1146.32 | Lee Nicolson | 42 Waterfall Park Zone | Oppose | Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary. | Reject |
| 430.2 | | Ayrburn Farm Estate Ltd | Map 26 - Speargrass Flat, Millbrook | Other | Requests rezoning of land located at 343 Arrowtown-Lake Hayes Road (legally described as Pt Lot 3 DP 5737 and Lot 1 DP 18109 BLK VII Shotover SD ("the subject land")) as either: (i) An extension of the Rural Residential Zone at the north of Lake Hayes; or (ii) An extension of the Resort - Waterfall Park Special Zone; or (iii) A zone that recognises the ability of the land to absorb a significant amount of residential development. | Reject |
| 430.2 | FS1010.2 | John Metherell | Map 26 - Speargrass Flat, Millbrook | Oppose | Oppose (ii) and (iii) proposals. Urban development is not appropriate beyond the urban boundary. The Waterfall Park Zone has not been successful, and should not be used as a basis for extending the urban zone. There are topographical constraints such that it is not logical to extend the urban area to incorporate the submitter site. If development is to occur, it should reflect the nearby developed zone (ie rural residential or rural lifestyle). | Reject |
| 430.2 | FS1084.3 | Wendy Clarke | Map 26 - Speargrass Flat, Millbrook | Oppose | Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|----------------------------|-------------------------------------|--------------------|---|------------------------|
| 430.2 | FS1086.5 | J Hadley | Map 26 - Speargrass Flat, Millbrook | Oppose | Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. | Reject |
| 430.2 | FS1087.3 | Robyn Hart | Map 26 - Speargrass Flat, Millbrook | Oppose | I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan. | Reject |
| 430.2 | FS1099.2 | Brendon and Katrina Thomas | Map 26 - Speargrass Flat, Millbrook | Oppose | Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed. | Reject |
| 430.2 | FS1129.2 | Graeme Hill | Map 26 - Speargrass Flat, Millbrook | Oppose | Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. | Reject |
| 430.2 | FS1133.3 | John Blair | Map 26 - Speargrass Flat, Millbrook | Oppose | Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined. | Reject |
| 430.2 | FS1050.22 | Jan Andersson | Map 26 - Speargrass Flat, Millbrook | Oppose | The submitter seeks that the whole of that submission be disallowed. | Reject |
| 430.2 | FS1082.19 | J and R Hadley | Map 26 - Speargrass Flat, Millbrook | Oppose | Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. | Reject |
| 430.2 | FS1089.21 | Mark McGuiness | Map 26 - Speargrass Flat, Millbrook | Oppose | Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed. | Reject |
| 430.2 | FS1146.20 | Lee Nicolson | Map 26 - Speargrass Flat, Millbrook | Oppose | Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary. | Reject |
| 437.1 | | Trojan Helmet Limited | | Other | Rezone Rural property to New Special Zone 'Hills Resort Zone'. (See full submission and documents) (a) That the land identified in Annexure A be rezoned Hills Resort Zone, and the Structure Plan in Annexure B and District Plan Provisions in Annexure C be included in the Proposed Plan and apply to the new zone; or (b) As a less preferred relief, that the Proposed Plan be amended to appropriately recognise and provide for the existing golf course at The Hills and its associated and ongoing development in the Rural zone, and for resort style development on the land identified in Annexure A to be enabled, by making the amendments set out in Part 4 of this submission, affecting chapters 3, 6, 21 including any similar and/or consequential amendments; or (c) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in this submission; and (d) Any consequential decisions required to address the matters raised in this submission. | Reject |
| 437.1 | FS1004.5 | Elizabeth & Murray Hanan | | Oppose | The submission be disallowed. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--------------------------|--|--------------------|--|------------------------|
| 437.2 | | Trojan Helmet Limited | Map 26 - Speargrass Flat, Millbrook | Other | Rezoning the rural zoned land to a new special zone 'Hills Resort Zone'. being the land generally located between Arrowtown Lake Hayes Road and McDonnell Road. (See full submission and documents). | Reject |
| 437.2 | FS1133.19 | John Blair | Map 26 - Speargrass Flat, Millbrook | Oppose | Agrees that the land should not be rezoned because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined. | Reject |
| 443.1 | | Trojan Helmet Limited | | Other | Requests rezoning of Lot 2 Deposited Plan 392663, Part of Lot 4 Deposited Plan 392663, and Part of Lot 7 Deposited Plan 392663 from Rural to Rural Lifestyle. Being the land generally located to the south west of the Arrowtown South Special Zone, on the western side of McDonnell Road. Requests other consequential amendments to give effect to the proposed structure plan for the new zone. | Reject |
| 443.1 | FS1004.3 | Elizabeth & Murray Hanan | | Oppose | The whole of the submission must be disallowed. | Reject |
| 443.2 | | Trojan Helmet Limited | Map 26 - Speargrass Flat, Millbrook | Not Stated | Requests rezoning of Lot 2 Deposited Plan 392663, Part of Lot 4 Deposited Plan 392663, and Part of Lot 7 Deposited Plan 392663 from Rural to Rural Lifestyle. Being the land generally located to the south west of the Arrowtown South Special Zone, on the western side of McDonnell Road. Requests other consequential amendments to give effect to the proposed structure plan for the new zone. | Reject |
| 443.5 | | Trojan Helmet Limited | 22.5.5 | Not Stated | seeks that Rule 22.5.5 be modified to include appropriate setbacks for buildings from roads in the proposed Rural Lifestyle zone sought by this submission. The particular modifications sought are as follows (or similar): 22.5.5 Setback from Roads The minimum setback of any building from a road boundary shall be 10m, except: - in the Rural Residential zone at the north end of Lake Hayes, the minimum setback from Speargrass Flat road shall be 15m. - In the Rural Lifestyle zone on Mc Donnell Road the minimum setback shall be 75m. | Reject |
| 443.6 | | Trojan Helmet Limited | 27.2 Objectives and Policies – district wide | Not Stated | seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted: <u>27.7.21 McDonnell Rural Lifestyle Zoning</u> <u>Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</u> <u>Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area</u> | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--|---|--------------------|--|------------------------|
| 443.7 | | Trojan Helmet Limited | 27.5 Rules - Standards for Subdivision Activities | Other | Seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning and the proposed objective and policies: <u>27.8.10 McDonnell Rural Lifestyle Zoning</u> <u>27.8.10.1 McDonnell Road Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.</u> <u>(a) In the McDonnell Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following: Location of all building platforms within the zone.</u> <u>(b) Location of internal lot boundaries</u> <u>(c) Access to the zone to be provided from the main entrance to The Hills golf course</u> <u>(d) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:</u> <u>(i) A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;</u> <u>(ii) Timeframes and sequencing of works;</u> <u>(iii) Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</u> <u>(e) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.</u> | Reject |
| 444.7 | | Mark and Jane Taylor | Map 26 - Speargrass Flat, Millbrook | Oppose | That the whole of the property located at 418 Speargrass Flat Road, [insert legal description] which is currently arbitrarily split-zoned Rural Residential and Rural General, be zoned Rural Residential in its entirety on Map 26. | Reject |
| 446.1 | | Roger Donaldson | | Oppose | If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property. | Reject |
| 446.1 | 1264.1 | Millbrook Country Club Limited (Millbrook) | | Oppose | The amendment is opposed as it would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 446.1 | 1317.16 | Gerald and Richard Siddall and Tweedie | | Support | Supports. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 446.1 | 1349.35 | X-Ray Trust | | Support | With the purchase of the former Dagleish Farm, Millbrook now owns the property directly adjacent to ours, on three sides. We are concerned how expansion of the Millbrook Resort Zone will affect our future and that, per the supporting documents and Structure Plans submitted to Council by Millbrook, there will be adverse effects to us as neighbours directly on the boundaries with Millbrook. Relief: If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--|-------------------------------------|--------------------|--|------------------------|
| 446.2 | | Roger Donaldson | Map 26 - Speargrass Flat, Millbrook | Oppose | If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property. | Reject |
| 446.2 | FS1264.2 | Millbrook Country Club Limited (Millbrook) | Map 26 - Speargrass Flat, Millbrook | Oppose | The amendment is opposed as it would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 446.2 | FS1317.17 | Gerald and Richard Siddall and Tweedie | Map 26 - Speargrass Flat, Millbrook | Support | Supports. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 446.2 | FS1349.38 | X-Ray Trust | Map 26 - Speargrass Flat, Millbrook | Support | Support in Part - With the purchase of the former Dagleish Farm, Millbrook now owns the property directly adjacent to ours, on three sides. We are concerned how expansion of the Millbrook Resort Zone will affect our future and that, per the supporting documents and Structure Plans submitted to Council by Millbrook, there will be adverse effects to us as neighbours directly on the boundaries with Millbrook. Relief: If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property. | Reject |
| 452.1 | | Trojan Helmet Limited | Map 26 - Speargrass Flat, Millbrook | Other | That the land at Lot 6 DP392663 and part of Lot 4 DP392663 be rezoned from Rural to Rural Lifestyle zone. Being the land generally located on the north east corner of Arrowtown Lake Hayes Road and Hogans Gully Road. | Reject |
| 452.1 | FS1278.1 | Lake Hayes Equestrian Limited | Map 26 - Speargrass Flat, Millbrook | Support | Seek that the submission relating to the Planning Maps be allowed on the basis that there are only a limited number of residential buildings along road frontages, and they are setback from the Lakes Hayes – Arrowtown Road and Hogans Gully Road frontages to protect the open, rural character as experienced from those roads and avoiding unsuitable areas prone to flood and inclusion of design controls. | Reject |
| 452.2 | | Trojan Helmet Limited | | Other | Requests that the land at Lot 6 DP392663 and part of Lot 4 DP392663 be rezoned from Rural to Rural Lifestyle zone. Being the land generally located on the north east corner of Arrowtown Lake Hayes Road and Hogans Gully Road. | Reject |
| 452.5 | | Trojan Helmet Limited | 22.5.5 | Not Stated | Requests modifications to give effect to the proposed structure plan for the proposed rezoning. Seeks that Rule 22.5.5 be modified to include appropriate setbacks for buildings from roads in the proposed Rural Lifestyle zone sought by this submission. The particular modifications sought are as follows (or similar): 22.5.5 Setback from Roads The minimum setback of any building from a road boundary shall be 10m, except: - in the Rural Residential zone at the north end of Lake Hayes, the minimum setback from Speargrass Flat road shall be 15m. - In the Rural Lifestyle zone on Hogans Gully Road the minimum setback shall be 75m. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--------------------------------------|--|--------------------|--|------------------------|
| 452.6 | | Trojan Helmet Limited | 27.2 Objectives and Policies – district wide | Not Stated | Seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted: <u>27.7.21 Hogans Gully Rural Lifestyle Zoning</u> <u>Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</u> <u>Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area</u> | Reject |
| 452.7 | | Trojan Helmet Limited | 27.8 Rules - Location Specific Standards | Not Stated | seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning, and proposed new objective and policies: <u>27.8.10 Hogans Gully Rural Lifestyle Zoning</u> <u>27.8.10.1 Hogans Gully Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.</u> <u>(a) In the Hogans Gully Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following:</u> <u>(i) Location of all building platforms within the zone</u> <u>(ii) Location of internal lot boundaries</u> <u>(iii) Access to the zone to be provided from Hogans Gully Road</u> <u>(iv) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:</u> <u>- A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and</u> <u>- indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;</u> <u>- Timeframes and sequencing of works;</u> <u>- Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</u> <u>(b) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.</u> | Reject |
| 454.2 | | Martin McDonald & Sonya Anderson | Map 30 - Lake Hayes | Not Stated | Supports the proposed Rural Lifestyle Zone as identified east of the Urban Growth Boundary on Proposed District Plan Map 30 subject to the imposition of a building restriction area on the steep area down to Hayes Creek, as shown on the plan attached to the submission. Amend the Proposed District Plan Map 30 – Lake Hayes include a no build area over the steep land adjoining Hayes Creek as shown on the plans attached to this submission. | Reject |
| 454.2 | FS1261.15 | 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 MacDonald property should be consistent with the zoning determined for the Bridesdale Farm property. There is no need for the no build area requested. | Reject |

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|-------------------|-----------------------|------------------------------|--|--------------------|--|------------------------|
| 456.31 | FS1197.1 | Duane Te Paa | 27.7 Location-specific objectives, policies and provisions | Support | <p>Planning Map 26 - seek that the part of this submission relating to the Planning Maps be allowed to the extent it is consistent with the reasons expressed within this further submission. Section 32 Evaluation, RMA Part 2 (5) (1) and (2)(a-c) - seek that the part of this submission and/or future development be consistent with the purpose and principles of the RMA. The proposed Rural Residential Structure Plan - seek that the part of this submission relating to the Structure Plan (as submitted by BDG) be allowed to the extent it is consistent with the reasons expressed within this further submission Protection of the existing rural frame, and visible escarpments - seek protection of the existing rural frame and any escarpments (as submitted by BDG) to the extent it is consistent with this further submission. Design Controls on Buildings and Landscape - seek inclusion of appropriate design controls on building and landscape elements to protect rural values, and to the extent it is consistent with the reasons expressed within this submission Road Entry Points - seek that the part of this submission relating to proposed road entry points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Main Access Road Alignment (in part), Maintenance Facilities and Driving Range - seek that the part of this submission relating these points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Wastewater Treatment - seek that the part of this submission relating to Wastewater Treatment (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Potable - seek that the part of this submission relating to potable water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Golf Course - seek that the part of this submission relating to golf course water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission</p> | Reject |
| 456.32 | | Hogans Gully Farming Limited | Map 26 - Speargrass Flat, Millbrook | Not Stated | <p>The submitter seeks the addition of site specific zonings for the land described as 'a 130ha block located between State Highway 6, McDonnell Road, Hogan Gully Road and the Bendemeer Special Zone', also referred to as the Hogan Gully Farm, and as shown on Planning Map 26. The detail of the zone put forward by the submitter is set out in Part 3.6 of the submission.</p> | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|----------------------------|-------------------------------------|--------------------|---|------------------------|
| 456.32 | FS1197.2 | Duane Te Paa | Map 26 - Speargrass Flat, Millbrook | Support | Planning Map 26 - seek that the part of this submission relating to the Planning Maps be allowed to the extent it is consistent with the reasons expressed within this further submission. Section 32 Evaluation, RMA Part 2 (5) (1) and (2)(a-c) - seek that the part of this submission and/or future development be consistent with the purpose and principles of the RMA. The proposed Rural Residential Structure Plan - seek that the part of this submission relating to the Structure Plan (as submitted by BDG) be allowed to the extent it is consistent with the reasons expressed within this further submission Protection of the existing rural frame, and visible escarpments - seek protection of the existing rural frame and any escarpments (as submitted by BDG) to the extent it is consistent with this further submission. Design Controls on Buildings and Landscape - seek inclusion of appropriate design controls on building and landscape elements to protect rural values, and to the extent it is consistent with the reasons expressed within this submission Road Entry Points - seek that the part of this submission relating to proposed road entry points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Main Access Road Alignment (in part), Maintenance Facilities and Driving Range - seek that the part of this submission relating these points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Wastewater Treatment - seek that the part of this submission relating to Wastewater Treatment (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Potable - seek that the part of this submission relating to potable water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Golf Course - seek that the part of this submission relating to golf course water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission | Reject |
| 456.32 | FS1369.1 | Bendemeeer Residents Group | Map 26 - Speargrass Flat, Millbrook | Oppose | That the proposed Rural Residential zone be amended so that any zoning of land that enables residential activity or any other buildings and/or associated urban infrastructure is set back from the common boundary with the Bendemeer Special zone and/or subject to such other controls as may be necessary to avoid privacy, outlook or amenity effects on the Bendemeer Special zone; And That the proposed Resort Zone be amended so that any zoning of land that enables residential or visitor accommodation activity and/or any other associated building and infrastructure or that enables golf activity and/or any associated building and infrastructure is set back from the common boundary with the Bendemeer Special zone and/or subject to such other controls as may be necessary to avoid privacy, outlook or amenity effects on the Bendemeer Special zone; And/or Such other amendments to the proposed re-zoning as may be necessary to avoid the privacy, outlook and amenity effects on the Bendemeer Special zone described above. | Reject |
| 464.1 | | Mandy Erskine | | Oppose | Reject the new proposed Rural Lifestyle Zones. | Reject |
| 467.1 | | Mr Scott Conway | | Oppose | Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District P Lan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|--|----------------------------|
| 467.2 | | Mr Scott Conway | | Not Stated | Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. | Reject |
| 467.4 | | Mr Scott Conway | | Not Stated | Adopt the Rural Residential Proposed provisions within Chapter 22 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map". | Reject |
| 467.5 | | Mr Scott Conway | | Not Stated | Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map". | Reject |
| 473.1 | | Mr Richard Hanson | | Oppose | Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this. | Reject |
| 473.2 | | Mr Richard Hanson | | Oppose | Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. | Reject |
| 473.4 | | Mr Richard Hanson | | Oppose | Adopt the Rural Residential Proposed provisions within Chapter 22 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map". | Reject |
| 473.5 | | Mr Richard Hanson | | Oppose | Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map". | Reject |
| 476.2 | | Keith Hindle & Dayle Wright | | Oppose | Opposes the proposed zoning of the submitters property at Tucker Beach Road, Lower Shotover (Lot 13 DP 351483 and Lot 1 DP 454484) (and those adjoining properties as identified in Attachment 1 of the submission) as Rural and Rural Lifestyle identified on Planning Map 31 – Lower Shotover. Requests that this land be re-zoned to Rural Residential zone with a minimum lot size of 3000m2. Amend proposed Planning Map 31 – Lower Shotover to identify the specific area identified within Attachment 1: Proposed Rural Residential Zone Location Map | Heard Stream 13 Queenstown |
| 493.2 | | S Jones | Map 29 - Dalefield, Coronet Peak Road | Not Stated | Rezone and amend the District Plan Maps to extend the Dalefield area shown on Attachment 3 of the submission to Rural Lifestyle Zone. | Reject |
| 493.2 | FS1045.1 | John Borrell | Map 29 - Dalefield, Coronet Peak Road | Oppose | I seek that the whole of the submission be disallowed | Reject |
| 493.2 | FS1127.5 | Rene Kampman | Map 29 - Dalefield, Coronet Peak Road | Support | I seek that the whole submission be allowed | Reject |
| 499.1 | | Skipp Williamson | Map 26 - Speargrass Flat, Millbrook | Not Stated | Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified is extended to include similar land that the submitter owns in the Mooneys Road basin. Requests that Planning Map 26 is amended to replace the zone boundary line with that shown in Appendix 1 of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas. | Reject |
| 499.1 | FS1263.4 | Kirstie Jean Brustad and Harry James Inch | Map 26 - Speargrass Flat, Millbrook | Support | Support in part. Insofar as the submission seeks Rural Lifestyle Zoning over parts of Mooney Road, allow the submission. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--------------------------------|---------------------------------------|--------------------|---|------------------------|
| 499.1 | FS1298.10 | Wakatipu Equities | Map 26 - Speargrass Flat, Millbrook | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 499.2 | | Skipp Williamson | | Other | Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified is extended to include similar land that the submitter owns in the Mooneys Road basin. Requests that Planning Map 26 is amended to replace the zone boundary line with that shown in Appendix 1 of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas. | Reject |
| 500.1 | | Mr David Broomfield | | Oppose | Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover. Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential. | Reject |
| 501.11 | | Woodlot Properties Limited | Map 29 - Dalefield, Coronet Peak Road | Not Stated | Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone (RZ) off Littles Road and Moorhill Road, Dalefield. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified on Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is extended to include similar neighbouring land within the area as identified in the hatched green area shown on the map attached to submission 501. Requests that Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is amended to replace the zone boundary line between the Rural Zone and the Rural Lifestyle Zone with that of the area outlined within the attached map. | Reject |
| 501.11 | FS1102.11 | Bob and Justine Cranfield | Map 29 - Dalefield, Coronet Peak Road | 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 |
| 501.11 | FS1270.91 | Hansen Family Partnership | Map 29 - Dalefield, Coronet Peak Road | 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 |
| 501.11 | FS1289.11 | Oasis In The Basin Association | Map 29 - Dalefield, Coronet Peak Road | Oppose | The whole of the submission be allowed. | Reject |
| 501.12 | | Woodlot Properties Limited | | Other | Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone (RZ) off Littles Road and Moorhill Road, Dalefield. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified on Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is extended to include similar neighbouring land within the area as identified in the hatched green area shown on the map attached to submission 501. Requests that Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is amended to replace the zone boundary line between the Rural Zone and the Rural Lifestyle Zone with that of the area outlined within the attached map. Requests that the Rural Lifestyle provisions within proposed Chapter 22 are adopted as it relates to this area as identified on the attached map. | Reject |
| 501.12 | FS1102.12 | Bob and Justine Cranfield | | Oppose | Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|---|------------------------|
| 501.12 | FS1270.92 | Hansen Family Partnership | | Support | Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission. | Reject |
| 501.12 | FS1289.12 | Oasis In The Basin Association | | Oppose | The whole of the submission be allowed. | Reject |
| 501.12 | FS1340.117 | Queenstown Airport Corporation | | Oppose | QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted. | Reject |
| 501.12 | FS1047.1 | John Borrell | | Oppose | I seek that the whole of the submission is disallowed | Reject |
| 501.9 | | Woodlot Properties Limited | Map 29 - Dalefield, Coronet Peak Road | Not Stated | Little Stream Limited have applied to the Council for resource consent for the identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. Requests that should the resource consent be refused by the Council, then the flat area of the site that was formerly used for fire wood production be identified as part of the Rural Industrial Sub-Zone. Requests that the concept of the Rural Industrial Activity Sub-Zone be approved. Requests that if resource consent is granted for the building platform, then we seek the Rural General zoning is retained without an Rural Industrial Sub-zone overlay. | Reject |
| 501.9 | FS1102.9 | Bob and Justine Cranfield | Map 29 - Dalefield, Coronet Peak Road | 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 |
| 501.9 | FS1289.9 | Oasis In The Basin Association | Map 29 - Dalefield, Coronet Peak Road | Oppose | The whole of the submission be allowed. | Reject |
| 501.9 | FS1270.89 | Hansen Family Partnership | Map 29 - Dalefield, Coronet Peak Road | 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 |
| 513.48 | | Jenny Barb | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Map 29 to read the following: Rezone 278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 6902363) to be zoned exclusively in the rural lifestyle zone; | Reject |
| 513.49 | | Jenny Barb | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Map 29 to read the following: 278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 7188678) to be zoned exclusively in the rural lifestyle zone. | Reject |
| 513.50 | | Jenny Barb | Map 29 - Dalefield, Coronet Peak Road | Oppose | Rezone 278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 7188678) and (Parcel ID 6902363) as 'Rural Residential' along with all adjacent properties. | Reject |
| 515.41 | | Wakatipu Equities | Map 26 - Speargrass Flat, Millbrook | Oppose | Amend Map 26 to rezone all boundaries of the rural lifestyle/ rural zones to align with legal property boundaries | Reject |
| 515.42 | | Wakatipu Equities | Map 26 - Speargrass Flat, Millbrook | Oppose | Rezone the following lots from rural zone to the rural lifestyle zone; <ul style="list-style-type: none"> • Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 1 DP 301330) • Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 2 DP 301330) • Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 3 DP 301330) • Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 4 DP 301330) • Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 5 DP 301330) | Reject |
| 522.44 | | Kristie Jean Brustad and Harry James Inch | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Map 29 to rezone all boundaries of the Rural Lifestyle/ Rural Zones to align with legal property boundaries | Reject |
| 522.44 | FS1292.93 | Roger and Carol Wilkinson | Map 29 - Dalefield, Coronet Peak Road | Support | That the submission be allowed in its entirety. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|---|------------------------|
| 522.45 | | Kristie Jean Brustad and Harry James Inch | Map 29 - Dalefield, Coronet Peak Road | Oppose | Amend Map 29 to rezone the following lot as exclusively in the rural lifestyle zone; LOT 1 DP 21393 BLK V SHOTOVER SD (53 Mooney Road) | Reject |
| 522.45 | FS1292.94 | Roger and Carol Wilkinson | Map 29 - Dalefield, Coronet Peak Road | Support | That the submission be allowed in its entirety. | Reject |
| 530.17 | | Byron Ballan | Map 29 - Dalefield, Coronet Peak Road | Support | Retain the zoning of the Property as Rural Lifestyle. | Reject |
| 537.42 | | Slopehill Joint Venture | Map 30 - Lake Hayes | Oppose | Amend Map 30 to rezone the following lot as exclusively in the Rural Lifestyle zone: Slopehill Road (legal description PT LOT 2 DP 26174) as shown in the map attached to this submission as Appendix 1. The land is generally located on the southern side of Slopehill Road. | Reject |
| 537.42 | FS1120.46 | Michael Brial | Map 30 - Lake Hayes | Oppose | Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined. | Reject |
| 537.42 | FS1256.60 | Ashford Trust | Map 30 - Lake Hayes | Support | Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported. | Reject |
| 537.42 | FS1286.51 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 537.42 | FS1292.46 | Roger and Carol Wilkinson | Map 30 - Lake Hayes | Support | Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported. | Reject |
| 541.2 | | Boundary Trust | | Not Stated | That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area). OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP. | Reject |
| 541.2 | FS1304.2 | Walrus Jack Trustee Limited | | Oppose | Walrus Jack Trustee Limited does not consider that these sites are suitable for resort type development, as this would enable development of a nature, scale and density that would be inconsistent with the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991. | Reject |
| 541.2 | 1304.2 | Walrus Jack Trustee Limited | | Oppose | Walrus Jack Trustee Limited does not consider that these sites are suitable for resort type development, as this would enable development of a nature, scale and density that would be inconsistent with the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991. | Reject |
| 541.2 | 1266.21 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 541.2 | 1317.13 | Gerald and Richard Siddall and Tweedie | | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|-------------------------------------|--------------------|--|------------------------|
| 541.3 | | Boundary Trust | Map 26 - Speargrass Flat, Millbrook | Oppose | That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area). OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP. | Reject |
| 541.3 | FS1266.22 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | Map 26 - Speargrass Flat, Millbrook | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 541.3 | FS1317.14 | Gerald and Richard Siddall and Tweedie | Map 26 - Speargrass Flat, Millbrook | Oppose | Opposes. Seeks that the local authority to retain the Millbrook Resort Zone boundary as per the Operative District Plan. | Reject |
| 541.4 | | Boundary Trust | | Not Stated | That the following amendments are made to the Millbrook Resort Zone, and would apply to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846: - The expansion of the Millbrook Resort Zone Structure Plan to include a Residential Activity Area across the land - Provide a reference to the proposed Residential Activity Area (i.e. R19) to distinguish which rules in the Millbrook Resort Zone apply to the land - Include the new Residential Activity Area in Rule 43.4.3 (i.e. controlled activity consent for all residential buildings) - Amend rule 43.5.1 to state that no residential building shall be located within 20m of the Arrowtown-Lake Hayes Rd - Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort Zone does not apply to the land - Amend rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------------------------|--------------------|--|------------------------|
| 541.4 | FS1266.23 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 546.6 | | J L M Davies, A J Morcom & Veritas 2013 Limited | Map 29 - Dalefield, Coronet Peak Road | Not Stated | In respect of the submitter's property described as Lot 1 DP 307454 ("Lot 1") at 59 Fitzpatrick Road and shown on Planning Map 29 the submitter supports its inclusion in the Rural Lifestyle Zone AND requests that the portion of the site that is proposed to be zoned Rural is instead zoned Rural Lifestyle. | |
| 554.1 | | R H Ffiske | | Not Stated | The PDP as notified is confirmed as it relates to the zoning of all of Lot 2 as Rural Lifestyle Zone. | |
| 557.1 | | Speargrass Trust | | Not Stated | That Lot 2 is fully contained within the Rural Lifestyle Zone. | Reject |
| 557.4 | | Speargrass Trust | Map 29 - Dalefield, Coronet Peak Road | Not Stated | That the District Plan zoning illustrated on Planning Map 29 in the PDP remains as notified by the Council. | Reject |
| 558.1 | | Spruce Grove Trust | | Not Stated | The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area). | Reject |
| 558.2 | | Spruce Grove Trust | | Not Stated | That the amendments to the Millbrook Resort Zone in the PDP are amended as requested in Point 4.17. | Reject |
| 558.2 | 1266.28 | Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust | | Oppose | The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources. | Reject |
| 559.1 | | Spruce Grove Trust | | Not Stated | The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area). | Reject |
| 559.1 | FS1304.3 | Walrus Jack Trustee Limited | | Oppose | Walrus Jack Trustee Limited does not consider that these sites are suitable for resort type development, as this would enable development of a nature, scale and density that would be inconsistent with the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991. | Reject |
| 565.1 | | J M Martin | | Not Stated | That the land contained within Appendix A is fully contained within the Rural Lifestyle Zone. | Reject |
| 565.1 | FS1325.6 | Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited | | Not Stated | Support/Oppose - seek that the parts of this submission relating to Planning Map 30 over the Amisfield land at Part Lot 1 DP 326378 be disallowed for the reasons expressed in this further submission - Lake Hayes supports the wider Rural Lifestyle zoning sought by the submitter but opposes the relief sought in this submission to rezone the site of the Amisfield Bistro and Bar as Rural Lifestyle. The Amisfield land is legally described as Part Lot 1 DP 326378, being 1.6863 hectares in area and contained within Computer Freehold Register 107260. This land is proposed through the submission of Lake Hayes Cellar Limited to be rezoned as rural residential together with the identification of a commercial overlay. Rezoning of this land as rural lifestyle would fail to provide for the sustainable management of this land and is opposed for these reasons. | Reject |
| 565.5 | | J M Martin | Map 30 - Lake Hayes | Other | To rezone the land located on the western side of Lake Hayes and State Highway 6 from Rural to Rural Lifestyle Zone. | Reject |
| 594.1 | | Alexander Kenneth & Robert Barry Robins & Robins Farm Limited | | Other | Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Part Section 28 Block IX Shotover Survey District and the surrounding area Rural Lifestyle and Lot 5 DP 468905 Rural Residential. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--|-------------------------|--------------------|--|------------------------|
| 594.6 | | Alexander Kenneth & Robert Barry Robins & Robins Farm Limited | Map 30 - Lake Hayes | Other | Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Part Section 28 Block IX Shotover Survey District and the surrounding area Rural Lifestyle and Lot 5 DP 468905 Rural Residential. | Reject |
| 626.7 | | Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green | Map 30 - Lake Hayes | Other | That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road. | Reject |
| 626.7 | FS1070.7 | Lyn Hamilton | Map 30 - Lake Hayes | Oppose | I seek that the submission be disallowed in its entirety. | Reject |
| 626.7 | FS1072.7 | Jay Berriman | Map 30 - Lake Hayes | Oppose | I seek that the submission be disallowed in its entirety. | Reject |
| 626.7 | FS1124.7 | Dennis Rogers | Map 30 - Lake Hayes | Oppose | Seeks that the whole submission be disallowed. The plans are not in keeping with the rural environment. | Reject |
| 626.7 | FS1310.7 | Anna-Marie Chin | Map 30 - Lake Hayes | Oppose | The Submission be disallowed in its entirety | Reject |
| 626.7 | FS1327.3 | Morven Ferry | Map 30 - Lake Hayes | Support | Seeks that the part of this submission relating to the General District Plan Review Comments, Chapter 21 and Planning Map 30 be allowed to the extent it is consistent with the reasons expressed in this further submission. | Reject |
| 626.7 | FS1353.7 | Phillip Vautier | Map 30 - Lake Hayes | Oppose | I seek that the submission be disallowed in its entirety | Reject |
| 629.7 | | Morven Ferry Limited | Map 30 - Lake Hayes | Other | That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road. | Reject |
| 629.7 | FS1327.9 | Morven Ferry | Map 30 - Lake Hayes | Support | Seeks that the part of this submission relating to the General District Plan Review Comments, Chapter 21 and Planning Map 30 be allowed. | Reject |
| 631.8 | | Cassidy Trust | Map 30 - Lake Hayes | Other | The Trust supports the current rural lifestyle zone over its property and suggests plan maps 31 and 30 should be amended so that the rural lifestyle zone is extends along the lower boundary of the OMF towards State Highway 6 to be bounded by Spring Bank Grove. | Reject |
| 631.8 | FS1262.3 | G W Stalker Family, Trust Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | Map 30 - Lake Hayes | Support | That the submission be allowed insofar as it seeks Rural Lifestyle zoning amendments to Planning Maps 30 and 31 of the Proposed Plan. | Reject |
| 631.9 | | Cassidy Trust | Map 31 - Lower Shotover | Other | The Cassidy Trust supports the current rural lifestyle zone over its property and suggests plan maps 31 and 30 should be amended so that the rural lifestyle zone is extends along the lower boundary of the OMF towards State Highway 6 to be bounded by Spring Bank Grove. | Reject |
| 631.9 | FS1262.4 | G W Stalker Family, Trust Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain | Map 31 - Lower Shotover | Support | That the submission be allowed insofar as it seeks Rural Lifestyle zoning amendments to Planning Maps 30 and 31 of the Proposed Plan. | Reject |
| 633.3 | | Nick Flight | | Support | Supports the rezoning of land west of Dalefield to Rural Lifestyle zone as proposed. QLDC should continue with plans to rezone this rural land this is a good use of the land our of sight of the road. | Reject |
| 639.2 | | David Sinclair | Map 31 - Lower Shotover | Oppose | Extend the proposed Rural Lifestyle zone over the remaining part of the property zoned Rural at 5 Domain Road. | Reject |
| 664.2 | | Janice Margaret Clear | Part Seven - Maps | Oppose | Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. | Reject |
| 664.3 | | Janice Margaret Clear | | Oppose | Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. | Reject |
| 666.2 | | William Alan Hamilton | Part Seven - Maps | Oppose | Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---------------------|--------------------|--|------------------------|
| 666.3 | | William Alan Hamilton | | Oppose | Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. | Reject |
| 669.4 | | Cook Adam Trustees Limited, C & M Burgess | Map 30 - Lake Hayes | Support | Retain Lot 1 DP 425385 within the Rural Lifestyle Zone as per the notified version of the proposed district plan. | Reject |
| 669.6 | | Cook Adam Trustees Limited, C & M Burgess | Map 30 - Lake Hayes | Support | Include Lot 1 DP 425385 within the Rural Lifestyle Zone. (off Lower Shotover Rd) | Reject |
| 670.4 | | Lynette Joy Hamilton | Map 30 - Lake Hayes | Oppose | See full Submission (670) for details Submission 1: Rural General Zone The area defined in the map contained in Attachment [D] is re-zoned from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone. The farm already accommodates recreational and tourism activities (the cycle trail runs through the back of the farm). By rezoning to Rural Lifestyle and Rural Visitor Zone we could conserve the rural character of the land but be in a position to consider new opportunities in the future if the farm can no longer sustain itself economically from Agriculture alone. | Reject |
| 670.4 | FS1310.13 | Anna-Marie Chin | Map 30 - Lake Hayes | Oppose | Seek the land not be rezoned | Reject |
| 670.4 | FS1340.135 | 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. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--|-------------------------------------|--------------------|--|------------------------|
| 675.2 | | J Hadley | Map 26 - Speargrass Flat, Millbrook | Support | Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified in the submission on planning maps 26 and 29. | Reject |
| 675.2 | FS1086.2 | J Hadley | Map 26 - Speargrass Flat, Millbrook | Support | Allow the whole submission. Submission 675 seeks to retain the Policies, Objectives, Rules and Assessment Matters of the RZ in the area described in the submission that is located between Speargrass Flat Road and the Millbrook Resort Zone on the north side of Speargrass Flat Road, between Speargrass Flat Road and Mooney Road, between the southern boundary of the Rural Residential Zone located around Mooney Road, Hunter Road to the west and Lake Hayes Arrowtown Road to the east. | Reject |
| 675.2 | FS1258.5 | Ayrburn Farm Estate Limited | Map 26 - Speargrass Flat, Millbrook | Oppose | That the submission be refused in its entirety. A number of these provisions as notified do not give effect to the higher order provisions of the Proposed Plan, and do not provide for the most efficient and effective use of resources in accordance with the sustainable management purpose of the RMA. The land identified in the submission is not rural productive land, and does not give effect to the provisions of the Rural Zone. | Reject |
| 675.2 | FS1050.18 | Jan Andersson | Map 26 - Speargrass Flat, Millbrook | Support | The submitter seeks that the whole of the submission be allowed | Reject |
| 675.2 | FS1146.17 | Lee Nicolson | Map 26 - Speargrass Flat, Millbrook | Support | Seeks that the whole of the submission be allowed. | Reject |
| 680.2 | | Ian James & Susan May Todd | Map 26 - Speargrass Flat, Millbrook | Oppose | Request submitter's land (68 Hogans Gully Road) is rezoned from Rural General to a mix of Rural Lifestyle and Rural Visitor. | Reject |
| 680.2 | FS1325.8 | Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited | Map 26 - Speargrass Flat, Millbrook | Oppose | seek that the whole of this submission be disallowed for the reasons expressed in this further submission - Lake Hayes does not oppose the proposed rezoning per se, but opposes any rezoning of the land at 68 Hogans Gully Road to a mix of rural lifestyle and rural visitor which could provide for large scale visitor accomodation without maintainance of open space and visual amenity. Lake Hayes Ltd owns land at 270 Arrowtown Lake Hayes Road, immediately to the west of this submitters land, and is particularly concerned about potential impacts on amenity values. To that extent, Lakes Hayes opposes this submission on the basis that it does not fully investigate the natural and physical resources of the areas, including topography and landscape values, to determine the capacity to accommodate the proposed growth that would result from this zoning. The rural visitor one in particular would enable a very high intensity of land use and accommodation activities and the submission provides for no consideration of impacts on infrastructure, the amenity values for residents or on the character of the area. | Reject |
| 688.9 | | Justin Crane and Kirsty Mactaggart | Map 30 - Lake Hayes | Oppose | Amend the planning maps to show lower Threepwood area as part of the Rural Residential Zone, in general accordance with the map in Attachment 1 to this submission. | Reject |
| 688.9 | FS1340.136 | 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. | Reject |
| 690.2 | | Susan May Todd | Map 30 - Lake Hayes | Oppose | Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 690. | Reject |
| 690.2 | FS1310.10 | Anna-Marie Chin | Map 30 - Lake Hayes | Oppose | Seek the land not be rezoned | Reject |
| 690.2 | FS1340.137 | 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. | Reject |

Appendix 4 to the Section 42A Report - Wakatipu Basin Rezoning Submissions from Stage 1 (excluding Ladies Mile)

| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|---|---|--------------------|---|------------------------|
| 693.1 | | Private Property Limited | Map 30 - Lake Hayes | Oppose | Amend Planning Map 30 so that the ONL line follows the lower slopes of Morvern Hill in the approximate location indicated on the planning map included in this submission. | Reject |
| 695.2 | | Anne Lousie Hamilton | Map 30 - Lake Hayes | Not Stated | Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 695. | Reject |
| 761.31 | | ORFEL Limited | Map 31 - Lower Shotover | Oppose | Amend Planning Map 31 (Lower Shotover), by rezoning the northern part of the submitter's site on Fitzpatrick Road, Queenstown (Lot 1 DP476877) from Rural General to Rural Lifestyle Zone as shown in Appendix 2 to the submission (761). | Reject |
| 761.31 | FS1354.1 | Henry van Asch | Map 31 - Lower Shotover | Oppose | Rezoning request be disallowed | Reject |
| 761.31 | FS1355.1 | Evan Bloomfield and Family | Map 31 - Lower Shotover | Oppose | Disallow the suggested rezoning | Reject |
| 767.20 | | Lake Hayes Cellar Limited | Map 30 - Lake Hayes | Oppose | Amend Planning Map 30 (Lake Hayes), by rezoning the land contained within Part Lot 1 DP 326378 and Lot 2 DP 326378 Rural Residential and to include the land located within Part Lot 1 DP 326378 within a Commercial Overlay, in accordance with the revised zoning plan contained within Appendix 1 to this submission. The physical address of these properties is described by the submitter as 10 & 16 Arrowtown Lake Hayes Road. | Reject |
| 767.4 | | Lake Hayes Cellar Limited | 22.2.2.3 | Other | Amend Policy 22.2.2.3 as follows: Discourage commercial and non-residential activities in areas outside of the commercial overlay, including restaurants, visitor accommodation and industrial activities, so that where the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished would be adversely affected and the vitality of the District's commercial zones is not undermined | Accept in Part |
| 767.4 | FS1015.133 | Straterra | 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3 | Oppose | I seek that 767.4 be allowed, subject to the proposed amendments below: "Amend Policy 22.2.2.3 as follows: Discourage commercial and non-residential activities in areas outside of the commercial overlay, including restaurants, visitor accommodation and industrial activities where the amenity, quality and character of the Rural Residential and Rural Lifestyle zones would be adversely affected, except in the case of location-specific and/or temporary activities, and the vitality of the District's commercial zones is maintained not undermined." | Accept in Part |
| 830.1 | | Duncan Edward Robertson | Map 26 - Speargrass Flat, Millbrook | Not Stated | Rezone Submitter's land located on the corner of Speargrass and Lower Shotover Roads (Lot 1 & 2 DP20531) shown on Planning Maps 26 & 29 Rural Lifestyle. | Reject |
| 830.1 | FS1286.74 | Mr M and Mrs J Henry | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 830.1 | FS1298.13 | Wakatipu Equities | Map 26 - Speargrass Flat, Millbrook | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 830.2 | | Duncan Edward Robertson | Map 29 - Dalefield, Coronet Peak Road | Not Stated | Rezone Submitter's land located on the corner of Speargrass and Lower Shotover Roads (Lot 1 & 2 DP20531) shown on Planning Maps 26 & 29 Rural Lifestyle. | Reject |
| 830.2 | FS1286.75 | Mr M and Mrs J Henry | Map 29 - Dalefield, Coronet Peak Road | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 830.2 | FS1298.14 | Wakatipu Equities | Map 29 - Dalefield, Coronet Peak Road | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 838.1 | FS1071.9 | Lake Hayes Estate Community Association | Map 31 - Lower Shotover | Oppose | That the entire submission is disallowed and the existing zoning remains in place | Reject |
| 838.1 | FS1092.31 | NZ Transport Agency | Map 31 - Lower Shotover | Oppose | That the submission 838.1 be disallowed. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|--------------------------------|---------------------------------------|--------------------|---|------------------------|
| 838.1 | FS1340.155 | Queenstown Airport Corporation | Map 31 - Lower Shotover | Oppose | QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted. | Reject |
| 841.1 | | M & J Henry | Map 30 - Lake Hayes | Not Stated | Amend the Rural Lifestyle Zone boundary as indicated in light blue on the map within the submission that applies to 14ha of land at 61 Slope Hill Road and as shown in planning map 30. | Reject |
| 841.1 | FS1295.5 | Slopehill Joint Venture | Map 30 - Lake Hayes | Support | The submission be allowed | Reject |
| 841.1 | FS1298.3 | Wakatipu Equities | Map 30 - Lake Hayes | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 851.1 | | Julia & Simon Briscoe | Map 29 - Dalefield, Coronet Peak Road | Not Stated | Opposes the proposed rezoning of land on the southern side of Littles Road and Northern side of the Fitzpatrick Basin to Rural Lifestyle, shown on Proposed Planning Map 29. Requests that the southern side of Littles Rd which is currently zoned Rural General and the northern side of the Fitzpatrick Basin should remain zoned as Rural General; with any consents to residential development subject to all the scrutiny and notification that all such development within Rural General areas requires. | Reject |
| 851.1 | FS1044.1 | John Borrell | Map 29 - Dalefield, Coronet Peak Road | Support | I fully support the submission made by Julia and Simon Briscoe | Reject |
| 851.1 | FS1150.4 | ORFEL Limited | Map 29 - Dalefield, Coronet Peak Road | Oppose | We seek that the part of the submission relating to the rural lifestyle zone on Fitzpatrick Road (Planning Map 29) be disallowed for the reasons expressed within ORFEL's original submission. ORFEL opposes the relief sought to rezone the land on the southern side of Littles Road, and the northern side of Fitzpatrick Road from Rural Lifestyle Zone to Rural General, and that resource consents be subject to notification. The land in this location is suitable, and has the capacity to absorb the visual change associated with rural lifestyle development. | Reject |
| 854.5 | | Slopehill Properties Limited | Map 26 - Speargrass Flat, Millbrook | Oppose | Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle" And/or Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road | Reject |
| 854.5 | FS1295.8 | Slopehill Joint Venture | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed | Reject |
| 854.5 | FS1298.6 | Wakatipu Equities | Map 26 - Speargrass Flat, Millbrook | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 854.5 | FS1286.58 | Mr M and Mrs J Henry | Map 26 - Speargrass Flat, Millbrook | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |

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| Original Point No | Further Submission No | Submitter | Map | Submitter Position | Submission Summary | Planner Recommendation |
|-------------------|-----------------------|------------------------------|---------------------|--------------------|---|------------------------|
| 854.6 | | Slopehill Properties Limited | Map 30 - Lake Hayes | Oppose | Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle" And/or Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle" And/or Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road | Reject |
| 854.6 | FS1295.9 | Slopehill Joint Venture | Map 30 - Lake Hayes | Support | The submission be allowed | Reject |
| 854.6 | FS1298.7 | Wakatipu Equities | Map 30 - Lake Hayes | Support | Insofar as the submission supports rezoning from Rural General to Rural Lifestyle, the submission be allowed. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |
| 854.6 | FS1286.59 | Mr M and Mrs J Henry | Map 30 - Lake Hayes | Support | The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity. | Reject |