

Upper Clutha Mapping – Hearing Stream 12

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

Submitter	Summary of Relief Sought	Accept in Part or Full
Strategic Overview		
Universal Developments (177)	Only show ONL lines on land that is zoned Rural	Accept in full.
Group 1A Wanaka Urban and Lake Hawea Township		
Anzac Trust (142)	Change the shape of the Large Lot Residential Zone and Building Restriction Area at the northern end of Beacon Point Road.	Accept in full.
Iain Weir (139) and QLDC (790)	Rezone 1.8ha of land to the south of Kellys Flat recreation reserve from LDRZ to MDRZ.	Accept in full.
Trustees of the Gordon Family Trust (395)	Rezone 1.93 ha of land on the corner of Golf Course Road, and Cardrona Valley Road from LDRZ to MDRZ	Accept in full.
Roger Gardiner (260)	Amend the Outstanding Natural Landscape boundary at Eely Point and Bremner Bay.	Accept in full.
Varina Propriety (591)	Rezone approximately 6000m ² of land from LDRZ to MDRZ at McDougall, Brownston, Upton Streets.	Accept in full.
R. D. and E. M Anderson Family Trust (Previously Blennerhasset) (335)	Rezone land at 100 Studholme Road from LLRZ to LDRZ.	Accept in part as it relates only to the properties at 100 and 102 Studholme Road.
C. and S Jopson and Jacqueline Moreau (287)	Rezone land at Terranova Place from LLRZ to LDRZ.	Accept in full.
Group 1B Wanaka Urban and Lake Hawea Township – Business		
Willowridge Developments Ltd (249)	Reduce the extent of the Local Shopping Centre Zone at Cardrona Valley Road	Accept in full.
Stuart & Melanie Pinfold & Satomi Enterprises.	Impose a 20m buffer / setback from the Local Shopping Centre Zone adjacent to the submitter property.	Accept in Part. The reduction in extent of the LSCZ, and that it is located

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		further back from this site is considered to be meet in part the relief sought.
J A Ledgerwood (507)	Reduce the extent to the Local Shopping Centre Zone at Cardrona Valley Road and changes to the provisions.	Accept in Part. Accept the reduced area of the zone but not the changes sought to the provisions.
Group 2 Wanaka Urban Fringe		
Hawthenden Limited (776)	<p>Rezone 2 areas from Rural Zone to Rural Lifestyle Zone (Areas A and C) and 1 area to Rural Residential Zone (Area B).</p> <p>Amend the Outstanding Natural Landscape boundary where it crosses through the Hawthenden property</p>	<p>Accept in Part.</p> <p>Recommend Area C is approved and the ONL line is amended from the notified location, but the line is not recommended to extend as far upslope as requested by the submitter.</p>
Scurr (160) and others	Rezone land adjacent to Cardrona Valley Road and Studholme Road from Rural Zone to Rural Lifestyle Zone, affecting 56 ha.	Accept in Part. Additional recommendation to add a building restriction area 60m wide along Cardrona Valley Road.
Allenby Farms (502)	<p>Modify the ONL line Hikuwai Conservation Area.</p> <p>Rural Lifestyle Zone at Mt Iron</p> <p>Amend SNA E 18C.</p> <p>Remove the Building Restriction Area along SH 84, relocate the Building Restriction Area to the Base of Mt Iron.</p>	Accept in Part. Accept only the modification of the ONL line at Hikuwai Conservation Area.
Ranch Royale (previously C. and M. Skeggs) (412)	Rezone from Rural to Three Parks residential at a density of 1500m ² - 2000m ² .	Accept in part. Recommend rezoning to LLRB Zone (2000m ²) and retain the terrace escarpment and upper terrace adjacent to SH84 as Rural Zone with a Building Restriction Area over the remaining Rural Zoned area.
Michael Beresford (149)	Amend ONL boundary, rezone from Rural Zone to a mix of LDRZ and LLRZ comprising 20ha.	Accept in part. Accept the ONL boundary identified by the submitters

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<p>Alan Cutler (110) and Seven Albert Town Property Owners / Charles Grant (1038).</p>	<p>At the area near the Albert Town Bridge (true left side of river) Alan Cutler seeks the location of the Clutha River ONF is moved upslope to include the terrace escarpment. Further submission from Seven Albert Town Property Owners/Charles Grant seeks the ONF boundary is moved away from the embankment and operative Township Zoned properties located off Alison Avenue.</p>	<p>landscape architect William Field. Accept in Part. Ms Mellsop has recommended the ONF boundary is moved to the crest of the terrace, but not immediately adjacent to the properties.</p>
<p>Group 3 Rural</p>		
<p>Heather Pennycook (585) and Royal Forest and Bird Protection Society (706)</p>	<p>Rezone the Rural Lifestyle Zone at Makarora from Rural Lifestyle to Rural Zone and Outstanding Natural Landscape.</p>	<p>Accept in Part. Rezone the majority of the Makarora Rural Lifestyle Zone to Rural Zone with ONL classification, except for the retention of 7 areas as Rural Lifestyle Zone, comprising a combined area of 165.3ha to be retained as Rural Lifestyle Zone, reduced from the notified area of 1292ha.</p>
<p>Lake McKay Station Ltd (483)</p>	<p>At Atkins Road Luggate, rezone approximately 17 ha from Rural Zone to Rural Residential Zone.</p>	<p>Accept in Part. Recommend rezone a reduced area of 5ha from Rural Zone to Rural Residential Zone.</p>
<p>Heather Pennycook (585) and Royal Forest and Bird Protection Society (706)</p>	<p>Rezone land at Rekos Point from Rural Residential Zone to Rural Zone.</p>	<p>Accept in full.</p>
<p>Tim Burdon (791) and Lakes Landcare (794)</p>	<p>Amend ONL boundary.</p>	<p>Accept in Part. At Maungawera Valley – relocate the ONL boundary on northern side of valley.</p>
<p>Lake McKay Station Ltd (482)</p>	<p>Amend ONL boundary at various locations.</p>	<p>Accept in Part. At Pisa/Criffel range and Clutha River near Luggate – relocate the ONL boundary to a more refined reflection of the topography and landform.</p>
<p>James Cooper (400)</p>	<p>Remove the ONL classification from the submitters land.</p>	<p>Accept in Part. At the confluence of</p>

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	Delete SNA E 18B.	Clutha and Hawea Rivers and associated river terrace systems – relocate the ONL boundary to a more refined reflection of the topography and landform.
Sunnyhill (formerly Crosshill Farms) (531)	Amend ONL boundary, remove SNA E 39A and rezone all land not in the ONL from Rural Zone to Rural Lifestyle Zone.	Accept in Part. Amend ONL boundary only at the Wanaka Outlet and Dublin Bay Road area, reduce the extent of the ONL to a more refined reflection of the topography and landform.