

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 06
– Residential chapters

**REPLY OF AMANDA JANE LEITH
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

7 LOW DENSITY RESIDENTIAL ZONE CHAPTER

11 November 2016

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1. INTRODUCTION

1.1 My name is Amanda Jane Leith. I prepared the section 42A report for the Low Density Residential Zone chapter of the Proposed District Plan (**PDP**). My qualifications and experience are listed in that s42A report dated 14 September 2016.

1.2 I have reviewed the evidence filed by other expert witnesses on behalf of submitters, attended part of the hearing on 10 October – 27 October 2016 and have been provided with information from submitters and counsel at the hearing, including reports of what has taken place at the hearing each day.

1.3 This reply evidence covers the following issues:

- (a) differences between the PDP residential zones;
- (b) subdivision;
- (c) density;
- (d) minimum site density / maximum lot area;
- (e) building height;
- (f) recession planes;
- (g) building coverage and landscaped permeable surface;
- (h) boundary setbacks;
- (i) building length
- (j) setback of buildings from waterbodies;
- (k) community activities;
- (l) commercial activities;
- (m) home occupation;
- (n) Queenstown Heights;
- (o) road noise;
- (p) airport noise;
- (q) waste and recycling storage space;
- (r) objectives and policies;
- (s) non-notification;
- (t) definitions;
- (u) outdoor storage;
- (v) activity status;
- (w) natural hazards matter of discretion;
- (x) height restrictions along Frankton Road; and

(y) Arrowtown policies.

1.4 Where I am recommending changes to the provisions as a consequence of the Hearing evidence, I have included these in the recommended chapter in **Appendix 1 (Revised Chapter)**. I have attached an additional section 32AA evaluation in **Appendix 2** and attached an updated list of submission points with recommended decisions in **Appendix 3**. Where I have not discussed the Hearing evidence, I have considered the points raised however have nothing further to add from that included within the s42A report on the matter.

1.5 In this Reply:

- (a) if I refer to a provision number without any qualification, it is the notified provision number and has not changed through my recommendations;
- (b) if I refer to a "s42A" provision number, I am referring to the provision version in Appendix 1 of my s42A report; and
- (c) if I refer to a "redraft" provision number, I am referring to the redraft provision number in **Appendix 1** to this Reply.

2. DIFFERENCES BETWEEN THE PDP RESIDENTIAL ZONES

2.1 A theme which occurred within the questioning by the Hearing Panel (**Panel**) in relation to the Low, Medium and High Density chapters was how each of the zones are differentiated from one another and what their anticipated character and amenity is. This was something also raised by Ms Rennie in her evidence on behalf of the Wanaka Trust (536) and the Estate of Norma Kreft (512). As a result, I have provided a summary of each of these zones below and their characteristics.

2.2 I note that the Panel queried whether high amenity is only attributed to those zones which allow large setbacks and increased privacy such as the Large Lot Residential Zone (**LLRZ**). I however see all of the District's residential zones as having high amenity values, albeit a different anticipated amenity for each derived from their unique attributes, not necessarily limited to open spaces and privacy. This is explained further below.

- 2.3** All of the residential zones are located within the Urban Growth Boundaries (**UGBs**) with the exception of a pocket of Low Density Residential Zone (**LDRZ**) land along the eastern side of Lake Hayes. This LDRZ area is a legacy from the Operative District Plan (**ODP**) in which this area is zoned and has developed as a LDRZ area. An UGB could be identified around this discrete LDRZ area, however I note that there are a number of rezoning requests for land surrounding this area and consequently the zoning may change as part of the consideration of submissions for the mapping hearing. Furthermore, this area is part of the Wakatipu Basin study which may also result in changes to the zoning in this area. As a result, I do not recommend any changes to the mapping at this time to identify an UGB around the Lakes Hayes component of the LDRZ.

Low Density Residential Zone

- 2.4** The LDRZ is the largest residential zone within the District. The majority of the proposed LDRZ is already zoned in a similar way under the ODP and the established built form has a typical suburban character of predominantly detached single and two storey residential units surrounded by landscaped open space including private outdoor living areas. Lot sizes typically range from 600m² to 900m² having a portion of outdoor living area and landscaping surrounding the dwellings. Detached dwellings have a degree of separation and privacy from neighbouring properties and dwellings.
- 2.5** The PDP proposes to increase the existing densities of the LDRZ through allowing for sensitive infill development. The permitted density is retained at 450m². However, a lower density is achievable where the height of any additional dwellings is no higher than 5.5m in height. This restriction is proposed to ensure that the low density and low rise built form character of the zone will be maintained.
- 2.6** Given that the LDRZ areas are further away from town and employment centres, the amenity of the zone is considered to be attributed to the suburban residential environment, which is generally homogenous and quiet in nature (with the noted exception of those areas within the Queenstown Airport Air Noise Boundary or Outer Control Boundary or adjacent to the State Highway network).

Medium Density Residential

- 2.7** The proposed MDRZ is a new zone under the PDP. With the exception of two greenfield areas (Frankton and Scurr Heights), this zone has been identified over existing established residential areas. Under the ODP these areas mainly have a LDRZ or High Density Residential – Subzone C zoning and the built form within these areas is predominantly detached single and two storey residential units, although there are some exceptions such as large hotel or serviced apartment complexes in locations close to the town centres.
- 2.8** Under the proposed MDRZ, increased density is proposed which is anticipated to result in the development of different housing typologies (terrace housing, duplexes and the like) to that currently occurring within the areas. These housing typologies and densities will reduce the space around dwellings that is currently characteristic within the areas. Flexibility is proposed in the application of the built form standards to allow creativity in design and mitigation of effects.
- 2.9** The notified MDRZ is generally located within walking distance to town centres, employment centres and public transport routes. As a result, one of the important attributes of the proposed zone is its connectivity to places of employment, education, social and recreation. Given the housing typologies anticipated, a reasonable level of outdoor living space and privacy is still anticipated. This will be in closer proximity to other residents than in the LDRZ.

High Density Residential

- 2.10** The PDP High Density Residential Zone (**HDRZ**) is generally the same as the zone boundaries within the ODP. This zone is the most urbanised of the residential zones, located in close proximity to town centres, amenities, community and social services as well as public transport routes.
- 2.11** The character of the existing HDRZ areas is mixed and includes detached dwellings, townhouses and apartments. The PDP allows for increased heights which will therefore allow a greater developable envelope. It is anticipated therefore that over time the density of this zone will increase and that

developments will be of larger, integrated proposals of attached dwellings and units.

2.12 The PDP provisions are intended to provide greater flexibility in design with emphasis on quality and sustainable features where the permitted standards are exceeded. Protection of a 'reasonable' level of amenity is sought in the context of the expected intensification of the zone.

2.13 The HDRZ is located in areas which obtain highly valued views over Lake Wanaka or Lake Wakatipu and beyond. The amenity of these areas is therefore primarily attributed to both the proximity to the town centres but also the views. Reduced housing size and outdoor living space is therefore offset by these amenities. It is however acknowledged that as the zone redevelops that not all residential units on all sites will still retain a view (for example, sites on flat land or ground floor units) however the amenity of the zone derived from its locational aspects, connectivity and density still remain.

3. SUBDIVISION

3.1 The Panel requested that I review the submissions made by Paterson Pitts Partners (Wanaka) Ltd (453) and the recording of their evidence provided at the hearing on Chapter 27 – Subdivision and Development on Rule 27.5.3 (redraft Rule 27.7.14¹) in light of the practicality and efficiency queries that the submitter raises.

3.2 I have reviewed the submission and recording and considered the rule further. I understand that the problems the submitter identifies with the rule include:

(a) The subdivider will often not be the developer of the vacant site(s) and therefore the expense of having to obtain a resource consent or certificate of compliance for something that will probably not be built is wasteful;

(b) A resource consent or certificate of compliance will lapse after five years if it has not been given effect to. However, as a result of the rule, the plans approved via the resource consent or certificate of

¹ Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

compliance would still be registered via consent notice on the Computer Freehold Register (**CFR**). This would create an issue (and confusion) whereby a new resource consent may be required to undertake the development even though the plans are registered on the CFR. Furthermore, a resource consent may have originally been granted on the basis of affected party approval(s) being obtained which may no longer be forthcoming. Consequently, a new resource consent may not be granted for the same development, however the consent notice would still require compliance with the approved plan; and

- (c) The added expense of having to vary consent notices if plans are amended between approval and development.

3.3 As a result, the submitter (453) in presentation to the Panel suggested registration of a building envelope within a consent notice registered on the CFR as a solution.

3.4 Whilst I consider that it is possible for a building envelope to be identified via application of the relevant built form controls within the LDRZ chapter as conditions of a consent notice, I also have concerns with this approach:

- (a) When lots of less than 350m² (akin to a medium density scale) are being subdivided, it is important to ensure that they will be able to function effectively, particularly in relation to access and vehicle manoeuvring. Redraft Rule 27.5.6² includes:

- *“Lot sizes and dimensions in respect of internal roading design and provision, relating to access and service easements for future subdivision on adjoining land;*
- *Subdivision design and layout of lots;*
- *Property access and roading...”*

However, whether a house could be designed or located to provide the required number of parking bays while allowing suitable on-site manoeuvring would not be able to be assessed without plans. This

may result in situations such as people having to reverse down long, steep driveways. Consequently, the cost of a variation to a consent notice to alter the design of a dwelling would be a small cost relative to subdividing a site that would result in poor or unsafe outcomes; and

- (b) It is likely that some future owners of subdivided sites upon developing a design for their site may wish to depart from the built form standards within the LDRZ chapter and obtain resource consent. An example is a setback intrusion. This would also necessitate a variation to the applicable consent notice condition, therefore not being any less onerous than the implications of the proposed rule.

3.5 As a result, although I agree that putting a developer through the expense of having to obtain a resource consent or certificate of compliance for something that will probably not be built is wasteful, I consider that the potential for the creation of lots which result in poor outcomes outweighs this concern.

3.6 Rule 7.4.10 requires resource consent for the development of residential units where the net site area is less than 450m². Consequently, regardless of whether Rule 27.5.3 (redraft Rule 27.7.14³) specifies the need to obtain resource consent (or certificate of compliance) or for a building envelope to be imposed, resource consent will ultimately be required for the construction of residential units on lots less than 450m². For this reason, reference to certificate of compliance in Rule 27.5.3 (redraft Rule 27.7.14⁴) can be deleted. I have included this recommendation within **Appendix 1**.

3.7 In comparing Rule 27.5.2 (redraft Rule 27.7.13⁵) and Rule 27.5.3 (redraft Rule 27.7.14⁶), the intent of the former is to allow subdivision of lots which are less than the prescribed minimum lot size and dimensions within the Low, Medium and High Density Residential Zones where a dwelling has been constructed on

3 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

4 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

5 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

6 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

each of the lots. The intent of this rule is very similar to that within the ODP Zone Standard 15.2.6.3(i).⁷

- 3.8** The intent of Rule 27.5.3 (redraft Rule 27.7.14⁸) is to allow the subdivision of smaller sites within the LDRZ where it can be shown via resource consent that the resulting lots can operate effectively. The removal of the requirement to build prior to subdivision will allow people to subdivide their residential sites with less financial outlay and risk.
- 3.9** Taking all of the above into account, I still consider that redraft Rule 27.7.14⁹ is the best way to facilitate subdivision within the LDRZ while ensuring that the resultant lots are suitable. Consequently, I recommend that the redraft Rule 27.7.14¹⁰ as recommended by Mr Nigel Bryce in his right of reply in relation to Chapter 27 – Subdivision and Development be retained with the deletion of sub-clause (a) which relates to the issue of a certificate of compliance.
- 3.10** The Panel also requested that I consider comprehensive development rules to allow the land use and subdivision to occur concurrently. ODP Rule 7.5.3.4(v) provides for comprehensive residential developments in the LDRZ as discretionary activities. The ODP defines 'Comprehensive Residential Development' as:
- “Means a comprehensively planned and designed collection of two or more Residential units where:*
- (a) the building and subdivision consents are submitted concurrently*
- (b) the net area for a residential unit is less than 450m²*
- (c) the net area of the site containing all residential units is 2000m² or larger”*
- 3.11** The PDP does not include a similar provision to the above. However I can see no restriction upon someone applying for land use consent for a greater density via Rule 7.4.10 (or possibly Rule 7.4.1) at the same time as subdivision consent to breach the minimum allotment size via redraft Rules 27.7.13 or 27.7.14. This avenue has the same effect as the ODP rule outlined

7 "No minimum allotments size shall apply in the Low and High Density Residential Zones and the Shotover Country Special Zone where each allotment to be created, and the original allotment, all contain at least one residential unit" - page 15-29 and 15-30 of the Operative District Plan

8 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

9 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

10 Mr Nigel Bryce's Right of Reply in relation to Chapter 27 – Subdivision and Development

above and would open up the potential for increased densities on all lots, not only those that are 2000m². As a result, I do not see a need to recommend re-introduction of provisions for comprehensive residential developments into the PDP.

4. DENSITY

- 4.1** In relation to the reference to 'gentle density' within redraft Objective 7.2.2 and redraft Policy 7.2.2.1, I accept the Panel's concerns about the term not being well known or understood. I have consequently recommended that this be deleted and the notified wording of '*higher density housing than typical in the zone*' be re-introduced. This wording is consistent with the intent of Rule 7.4.10 which allows increased density via resource consent. This recommendation is shown in **Appendix 1** to this report.
- 4.2** Rules 7.4.9 and 7.4.10 specify the density anticipated within the zone. In relation to these rules, the Panel queried¹¹ whether density rules are needed at all, or whether bulk and location controls would be sufficient. I note that a similar question was also asked in relation to the Medium Density Residential Zone (**MDRZ**).
- 4.3** The density of a site is controlled via Rules 7.4.9 and 7.4.10 along with general (redraft) Rule 7.3.2.4 which specifies that development resulting in more than one residential unit per lot shall show each unit contained within the net area. General (redraft) Rule 7.3.2.4 ensures that residential units are designed and located within the required net site area, which will ensure that each unit provides adequate amenity.
- 4.4** I consider that in the context of the LDRZ, density rules in addition to bulk and location controls are required to ensure that the low density character and amenity is maintained. Removal of density controls would mean that a building complying with the bulk and location controls could be internally configured to contain one unit or multiple units, such as duplexes, terrace houses or apartments. This approach would create inefficiencies in infrastructure planning given the large area that the zoning covers and the inability to reasonably predict the number of units and therefore demand within the zone.

11 On 10 October 2016.

Furthermore, the anticipated typologies and density of residential units is not what is anticipated for the zone as outlined within the Zone Purpose in 7.1, Objective 7.2.1 and redraft Objective 7.2.2 and the related policies.

4.5 As a result, I recommend that the density controls in Rules 7.4.9 and 7.4.10 are maintained in addition to the built form controls to ensure that a low density environment is achieved and maintained.

4.6 With regard to density within the Air Noise Boundary (**ANB**) and between the ANB and the Outer Control Boundary (**OCB**) of Queenstown Airport, I support the evidence provided by Mr Kyle on behalf of the Queenstown Airport Corporation (**QAC**) (433) subject to some minor wording changes:

(a) As outlined above, with regard to redraft Objective 7.2.2 the reference to 'gentle density' has been removed. I did not adopt Mr Kyle's suggested wording of 'discrete areas' as I do not consider the remainder of the LDRZ outside of the ANB and OCB of Queenstown Airport to be a discrete area.

(b) I have also recommended an additional policy under redrafted Objective 7.2.2 suggested by Mr Kyle to reflect the expanded objective restricting infill development within the ANB and OCB of Queenstown Airport.

(c) Mr Kyle in his evidence has pointed out that redraft Objective 7.2.7 represents only part of the Plan Change 35 (**PC35**) outcome with respect to maintaining residential amenity but also protecting Queenstown Airport from potential reverse sensitivity effects. I agree with Mr Kyle that the latter requirement is also important. I note that the QAC (433) submission does not directly request this relief, however I consider that there is scope via the other relief sought in the QAC (433) submission in relation to the zone purpose. Accordingly, I have recommended an additional objective in **Appendix 1** in line with Mr Kyle's evidence. To prevent unnecessary replication of the policies, I have added the new objective as Objective 7.2.7B and renumbered redraft Objective 7.2.7 to 7.2.7A. In addition, as a consequential amendment of the recommended redraft

Policy 7.2.7.3, I also recommend that the State Highway network be referenced within the new objective.

- (d) With regard to the evidence provided by Mr Beckett and Mr Morgan on behalf of the Board of Airline Representatives New Zealand (**BARNZ**), I still recommend deletion of notified Rule 7.4.11 and adopting a consistent approach with that determined under PC35¹² for the reasons outlined in the s42A report.¹³ I have not made any changes to **Appendix 1** in this regard.
- (e) I note that the Panel posed a number of questions to submitters regarding the ability to construct 'Residential Flats' within the ANB and OCB as permitted activities. Under the ODP (including PC35), 'Residential Flats' are permitted activities within the LDRZ including within the ANB and OCB. The QAC (433) in their submission sought that the definition of 'Residential Flat' be amended to clarify that there is a limit of one per residential unit or one per site, whichever is less. I addressed this submission point within paragraphs 14.19 – 14.21 of the s42A report and retain the view that the status quo under the ODP should be maintained in the PDP.

5. MINIMUM SITE DENSITY / MAXIMUM LOT AREA

- 5.1** On 10 October, the Panel queried whether, if there was scope, I would support a maximum site density or maximum lot area of 800m² in line with Mr Falconer's urban design evidence.
- 5.2** At the hearing I responded that I would support such a provision. However, upon listening to the evidence presented by Universal Developments (177) in relation to the MDRZ, it has become evident to me that the application of a minimum site density or maximum lot area would not work in practice. If it were applied zone wide without consideration of site constraints and other context, it could create an undue burden upon the development of the land. Instead the application of an average density may be more flexible and enable consideration of these constraints; however this would only work in an identified discrete land area, rather than zone wide. Consequently, although I

¹² And the relief sought by the QAC (433), S Freeman (555) and others

¹³ At paragraphs 9.50 to 9.53 of the s42A report dated 14 September 2016

support the intensification of the LDRZ and maximisation of the urban zoned land, I do not recommend the application of a rule such as a maximum site density or minimum lot area of 800m².

- 5.3** It is noted that the density allowed for within Rule 7.4.10 will allow development of a greater density than currently permitted. This is anticipated to provide additional diversity in lot size and in turn diversity in the housing stock, for example smaller dwellings.

6. BUILDING HEIGHT

- 6.1** In the context of Rules 7.5.1 and 7.5.2, the Panel queried whether the non-complying activity status is appropriate for breaches of height and whether there is benefit in having more flexible rules to allow for roof articulation.

- 6.2** I note that there are no submissions specifically seeking a change to the non-complying activity status for height (with the exception of redraft Rule 7.5.3 where I recommended a change to discretionary in the s42A report, in line with the S & J McLeod (391) submission). I also note that there are no submissions seeking additional permitted height within the LDRZ for roof articulation. Consequently, I do not believe that there is scope to make these changes.

- 6.3** Notwithstanding, I am aware of the more flexible rules that the Panel refers to including the height standard H3.6.6 within the Auckland Unitary Plan¹⁴ which allows:

“Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.”

- 6.4** Also the exemption for roofs in the notified Dunedin City Council Second Generation District Plan:

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<http://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Council%20Decision/Chapter%20H%20Zones/H3%20Residential%20-%20Single%20House%20Zone.pdf>

Except, rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.

6.5 I acknowledge that additional flexibility in roof form could potentially promote more variety in design. However, in looking at dwellings that have been constructed within the life of the ODP (which does not have an allowance as in the Auckland and Dunedin plans above), lack of design variety does not appear to be an issue in the District. Furthermore, one of the residential amenities that is valued as one of the most important within the District is the views that are obtained towards the District's natural landscape features. To allow additional height for the roof form could adversely affect these views whilst not providing any benefit to the community such as additional density of development.

7. REDRAFT RULE 7.5.3

7.1 Redrafted Rule 7.5.3 specifies the height for residential units on lots that are less than 900m² in area. I have recommended a discretionary activity status in the s42A report for this rule for the reasons outlined in paragraph 10.14; however the Panel have questioned whether the issues associated with height are so broad that Council would be unable to define what the matters of discretion should be.

7.2 I acknowledge that it is possible to draft matters of discretion to support a change of activity status to restricted discretionary for the majority of the potential effects that occur as a result of additional height. However, given that this rule is tied to Rule 7.4.10 (which allows a density of development less than 450m²) and is intended to ensure that infill development is of a low density scale despite the density which may be akin to medium density, I continue to recommend a discretionary activity status.

7.3 I anticipate that on some sites, such as sloping sites or those that are surrounded by two storey developments for example, additional height in conjunction with the increased density may be suitable. However, I do not expect that it will be suitable in all locations in the LDRZ. I also consider that drafting a matter of discretion addressing the impact of the additional height in conjunction with the density sought upon the low density character of the

LDRZ would be difficult, as the interconnections between density and height in protecting the low density character of the zone would require more detail than is usually provided within a matter of discretion.

- 7.4** The Panel also queried why sub-clause (d) of redrafted Rule 7.5.3 has been included in the chapter. It appears as if this rule correlates with the ODP zone standard 7.5.5.3(iii)(a) for zone density which states:

(iii) Site Density

In the Low Density Residential Zone, the minimum net area for any site shall be 450m² for each residential unit contained within the site, except that where:

- (a) (i) *a site is shown as being located in the Medium Density Residential Sub-Zone; and*
(ii) *the site was contained in a separate Certificate of Title as at 10 October 1995; and*
(iii) *no residential unit has been built on the site; and*
(iv) *the site has an area between 625m² and 900m²*

then two residential units may be erected on the site.

- 7.5** From reading the s32 report it is unclear as to why some of the above ODP provision has been replicated within the height standards and applied to any vacant site in Queenstown that existed on, or prior to 10 October 1995.

- 7.6** No submissions were received in specific regard to this provision and I acknowledge that it is contrary to the '*higher density than typical in the zone*' approach being promoted through the chapter. However, I also note that the number of vacant LDRZ sites (which are subdivided and ready to be built upon) in Queenstown are few. There are a few large vacant LDRZ zoned areas, for example along Kelvin Heights, within which the increased height would apply. However, this would only be able to occur if they built first and then subdivided (on the assumption that the existing CFR is dated 10 October 1995 or prior). Consequently, although there is no scope to amend this sub-rule, I anticipate that the potential impact upon the zone will be minimal.

7.7 The Panel suggested that a definition of “sloping site” be provided within Chapter 2 to assist plan users. The second Note under both Rules 7.5.1 and 7.5.2 is akin to a definition of sloping site and this reflects the wording in the ODP Zone Standard 7.5.5.3(v).

7.8 Notwithstanding the above, I noted that Ms Banks in her s42A report in relation to the HDRZ has recommended a new definition of "sloping site" and has recommended a further change to this within her right of reply. I concur with Ms Banks' definition in this regard.

8. RECESSION PLANES

8.1 On 10 October 2016 the Panel raised a number of issues with the 3D shading diagrams provided in Appendix 9 to the s42A report. Upon further review I have found that the concern about the diagrams being at different scales and being difficult to compare is valid. Attached as **Appendix 4** to this Right of Reply are updated versions of the two diagrams, that are now in the same format and scale for ease of comparison. One diagram depicts the shadowing as a result of a building which complies with the ODP 2.5m / 25 degree recession plane angle. The other diagram depicts the shadowing resulting from a building complying with the proposed southern boundary recession plane of 2.5m / 35 degrees.

8.2 In relation to the Panel's specific queries, I have confirmed with the designer of the diagrams that they are not intended to be to scale. However the horizontal lines on the vertical wall are at 0.5m intervals to show the shadow cast on a neighbouring building setback 3m from the boundary line. The sun angles only relate to Queenstown and the simulation has been undertaken on flat land with a section size of 41m x 17m. No landforms have been included in the modelling. The floor to ceiling height used is 3m with the highest point of the roof at 4.65m.

9. BUILDING COVERAGE AND LANDSCAPED PERMEABLE SURFACE

9.1 In paragraph 10.39 of the s42A report, I quote qv.co.nz which states that the average house size in Queenstown in 2011 was 181m². The Panel subsequently queried whether this includes or excludes garaging. I have rechecked this website and it does not specify. However, I have reviewed the

size of 587 new dwellings granted building consent between 1 October 2015 and 1 October 2016 and found an average house size of 210m² which includes garaging where a garage was consented at the same time as the dwelling.

9.2 In response to the NZIA (238) submission and Mr Falconer's evidence in which he recommended increasing the setback requirements to align with those in the ODP to provide a living court, the Panel queried whether I would support a rule prescribing an outdoor living area if orientation were included. Whilst I consider that the addition of orientation as a factor in the location of an outdoor living area would be of benefit, I still consider that given the maximum building coverage in redraft Rule 7.5.5 (s42A Rule 7.5.6) is 40%, it is unnecessary to also prescribe a minimum outdoor living area. The extra prescription would not promote flexibility in design.

9.3 The Panel in relation to redraft Rule 7.5.6 queried why the activity status for this standard has been retained as non-complying whereas I have recommended that the activity status for the same standard in the MDRZ be changed to restricted discretionary. I confirmed at the hearing that no submission requested this change for the LDRZ although there was an equivalent submission for the MDRZ. Consequently, I do not consider that I have scope to make this recommendation for the LDRZ, even though in my professional opinion a restricted discretionary activity status is more suitable subject to the same matters of discretion listed for the MDRZ rule. I have also reviewed the submissions received on the entire plan, however I did not find one which generally requested a change to more permissive activity status across the entire plan.

10. BOUNDARY SETBACKS

10.1 I recommended an exemption to the minimum boundary setbacks in redraft Rule 7.5.8 in the s42A report for eaves. The Panel questioned whether eaves could be greater along the northern side. This suggestion aligns with solar passive design principles. Furthermore, an additional intrusion into the setback distances along the northern boundary for eaves will not result in overshadowing effects upon the adjoining property by virtue of the orientation, and eaves are unlikely to result in increased dominance or amenity effects. As

a result, I have modified redraft Rule 7.5.8 to allow eaves to protrude up to 1m into the setback distances.

- 10.2** This change is shown in **Appendix 1** to this reply. I consider that the general wording of the Aurum Survey Consultants (166) submission provides scope for this change.

11. BUILDING LENGTH

- 11.1** Upon review of redraft Rule 7.5.10: Building Length, I note that the matters of discretion do not include consistency with the Arrowtown Design Guidelines 2016. I consider that this is an oversight as breaches of the building length rule could have an adverse effect upon the character of the surrounding area in Arrowtown.

- 11.2** As a consequence, I recommend that this be included in **Appendix 1**. I consider that the submission from A Gormack (189) seeking strong protection in Arrowtown so as to '*retain it as a Historical Village*' provides the scope for this recommendation.

12. SETBACK OF BUILDINGS FROM WATERBODIES

- 12.1** With regard to redraft Rule 7.5.13 (s42A Rule 7.5.14), the Panel queried why the 7m setback from waterbodies requirement differs from the 20m esplanade strip required under the RMA. Through review of the s32 report, I found no mention of the reasoning for this inconsistency. Notwithstanding, within an urban context a 20m setback would in some instances impose a significant constraint upon the development potential of a site, however in other instances due to flooding potential that 20m may not be significant. I note that there were no submissions received on this rule.

13. COMMUNITY ACTIVITIES

- 13.1** In relation to redraft Objective 7.2.4, the Panel put forward a scenario about more commercial community activities wishing to locate within the LDRZ and some not being suitable within the zone. I accept this possibility and consider that a limitation restricting community activities within the zone to those which would service the local community that they are within, would be of benefit. I

consider that this may have been the intention of the originally drafted “*generally best located in a residential environment close to residents*”, however consider that the objective would be clearer in stating “*servicing the community they are within*”. I consider this change in wording to be within scope of the notified version and I have recommended this change within the **Appendix 1** to this reply.

13.2 Also in relation to redrafted Objective 7.2.4, the Panel asked whether '*managed*' was the right word to use as it appears that the underlying intention was more like compatibility of scale. I agree with the Panel in this regard and have recommended a change within **Appendix 1** to this effect. I consider that this recommended amendment does not alter the intention of the notified objective.

13.3 With regard to the activity status of Community Activities within the LDRZ, I have further considered the Southern District Health Board's (**SDHB**) (678) evidence and still recommend a discretionary activity status as being most suitable given the potential effects that could occur as a result of the variety of uses that are encompassed by the term 'Community Activity'.

13.4 The Panel requested that I review Chapter 3 – Strategic Direction to determine whether there are any resulting implications upon the recommendations for Community Facilities within the residential zones. I note that Objective 3.2.6.3 and its associated policies¹⁵ of the Strategic Direction chapter are of relevance:

3.2.6.3 Objective – *A high quality network of open spaces and community facilities.*

Policies

3.2.6.3.1 *Ensure that open spaces and community facilities are accessible for all people.*

3.2.6.3.2 *That open spaces and community facilities are located and designed to be desirable, safe, accessible places.*

15 Copied from Mr Paetz' Right of Reply dated 7 April 2016 in relation to the Strategic Direction and Urban Development chapters

- 13.5** In addition to the above, in reviewing Chapter 4 – Urban Development¹⁶ and Chapter 27 – Subdivision and Development¹⁷, 'Community Facilities' are also referenced. All of these provisions relate to achieving coordination, integration and connectivity between the location of community facilities and other components of an area such as open space, transportation, residential and the like. In reviewing these provisions I note that the use of the term 'Community Facility' in these chapters does not appear to specifically relate only to the activities included within the defined term of 'Community Facility' but is rather a more general term which I consider would encompass both the definitions of 'Community Facility' and 'Community Activity'.
- 13.6** As outlined in paragraph 13 of my summary of evidence presented to the Panel, I now recommend deletion of the definition of 'Community Facility'. This is primarily due to no community facility sub-zones being included within the PDP. I consider that the definition of 'Community Activity' satisfactorily addresses the use of land and buildings for these activities and therefore it is not necessary to differentiate between the two. This recommendation is identified in **Appendix 1** to this reply and I acknowledge that the remainder of the references to 'Community facility' within the PDP need to be replaced with 'Community activity' as a consequence of this recommendation.
- 13.7** I noted the Panel's suggestions for Council to consider a special zone over the Lakes District Hospital site with site specific controls and I note that the SDHB (678) submission provides scope for the establishment of a 'Community Facility Sub-zone' over the site. I also note from the evidence provided by the submitter to the Hearings Panel on 25 October 2016 that planning for the redevelopment of the Lakes District Hospital is not well advanced in being able to identify specific parameters at this time. Consequently, I consider that the identification of a 'Community Facility Sub-zone' without associated built form standards would be pointless and therefore continue to recommend the approach set out within the LDRZ chapter attached as **Appendix 1**.
- 13.8** In consideration of the New Zealand Fire Service (**NZFS**) (438) evidence, I maintain the recommendation included within the s42A report in relation to the proposed additional definition of 'Emergency Service Facilities'. I do not

16 Zone Purpose 4.1, Policies 4.2.1.3, 4.2.3.1, 4.2.3.2, 4.2.3.6, 4.2.4.1, 4.2.4.2, 4.2.8.2 of Chapter 4 – Urban Development of Mr Paetz's Right of Reply dated 7 April 2016

17 Policies 27.2.2.4 and 27.3.2.4 of Chapter 27 – Subdivision and Development of Mr Bryce's Right of Reply dated 26 August 2016

consider it necessary to differentiate these services further from the definition of 'Community Activity'. I acknowledge that both the Operative Regional Policy Statement and the Proposed Regional Policy Statement (**PRPS**) (decisions version) both specifically mention 'Emergency Services' and that the PRPS includes a number of provisions in relation to emergency services to ensure their ongoing effective functional and operational requirements are maintained. I consider that the provisions within the LDRZ chapter still give effect to both the operative and PRPS given that 'Community Activities' are provided for, however that the location and design is to take into account the surrounding residential context.

13.9 As a result, I do not recommend any additional amendments to **Appendix 1** in this regard.

14. COMMERCIAL ACTIVITIES

14.1 Redraft Objective 7.2.6 and its associated policies all allow small scale commercial activities to occur within the LDRZ subject to a number of qualifiers. In the s42A report¹⁸ I recommended removal of the words "(100m² or less gross floor area)" from redraft Policy 7.2.6.2.

14.2 The Panel identified that there is a disconnect between the objectives and policies encouraging small scale commercial activities and notified Rule 7.4.6 which states that all commercial activities are non-complying.

14.3 I accept the Panel's comment in this regard and agree that the rule does not align with the objective and policies. I therefore recommend that notified Rule 7.4.6 be split into two activities – "*Commercial Activities – 100m² or less gross floor area*" and "*Commercial Activities – greater than 100m² gross floor area*" (redraft Rules 7.4.5 and 7.4.6). I consider that the D Barton (269) submission in relation to redraft Policy 7.2.6.2 provides scope to make this change. I have recommended retention of the non-complying activity status for commercial activities greater than 100m² and a restricted discretionary activity status for those that are less than 100m² which aligns with the objectives and policies.

14.4 These changes are identified in **Appendix 1** to this report.

18 Paragraphs 11.2 and 11.3.

15. HOME OCCUPATION

15.1 In relation to Home Occupations, the Panel questioned whether the standards in notified Rule 7.4.15 should be included in Table 7.5 instead of within the activity so that Home Occupations which meet the standards can be permitted activities and those that do not could be discretionary as in notified Rule 7.4.16. I agree with this approach and have made the change by recommending redraft Standard 7.5.16 in **Appendix 1**. This change does not affect the intent or application of these provisions.

16. QUEENSTOWN HEIGHTS

16.1 On 26 October 2016 the Chair of the Panel and the agent for the Middleton Family Trust (336, 354) agreed to defer consideration of the Queenstown Heights Overlay Area until the hearing on mapping. **Appendix 1 and 3** have consequently been updated to this effect and I note that paragraphs 9.42 – 9.47 of the LDRZ s42A report are no longer applicable.

17. ROAD NOISE

17.1 The Panel queried whether redraft Policy 7.2.7.3 should specify 80m given that Dr Chiles' evidence states that there should be different distances in certain locations and the NZTA submission sought different distances. In paragraph 8.3 of Dr Chiles' evidence he identified three locations where a lesser distance would be applicable:

- (a) Makarora-Lake Hawea Road (SH6) – 40m;
- (b) Wanaka – Luggate Highway (SH84) where the speed limit reduces to 50km/hr between Anderson Road and Ardmore Street – 60m; and
- (c) Shortcut Road and Luggate – Tarras Road (SH8A) – 60m.

17.2 I note that there is no proposed LDRZ¹⁹ land adjoining the State Highways outlined in (a) and (c) above. There is however proposed LDRZ land adjoining the area of the State Highway outlined in (b) above.

19 Or MDRZ or HDRZ

- 17.3** The New Zealand Transport Agency (**NZTA**) (719) submission requested a new policy to recognise potential reverse sensitivity effects from State Highway traffic noise as follows:

“Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State Highway road noise effects area are designed to meeting internal sound levels of AS/NZ 2107:2000.”

- 17.4** In the s42A report I accepted the relief sought by NZTA although I made some modifications in accordance with recommendations provided by Dr Chiles. Given that there is one area where a lesser distance of 80m may be applicable, I agree with the Panel that the reference to the 80m should be removed. I have consequently recommended an amendment to redraft Policy 7.2.7.3 to specify that it is those activities “*adjacent to*” the State Highway. I have recommended the word “*adjacent*” rather than “*adjoining*” as I note that there is a large land parcel which functions as road reserve at present separating the properties along the northern side of SH84 from the highway; however some of the properties are still within 60m of the highway. I consider that the recommended change in **Appendix 1** is within scope of the original NZTA (719) submission.
- 17.5** This recommended change also aligns with redraft Rule 7.5.14 (s42A Rule 7.5.15) which specifies distances of both 80m and 40m as sought in the NZTA (719) submission.

18. AIRPORT NOISE

- 18.1** In relation to redraft Rule 7.5.4, the Panel suggested that s42A Rules 7.5.4 and 7.5.5 should be combined. Upon further review of these rules, I note that the first paragraph within each rule is the same, with the second paragraph providing differences. S42A Rule 7.5.4 pertains to developments within the ANB and requires both sound insulation and mechanical ventilation,²⁰ however s42A Rule 7.5.5 is for developments between the ANB and the OCB and only

²⁰ Or a certificate from an acoustics expert stating the construction will achieve the Indoor Design Sound Level with the windows open

requires mechanical ventilation.²¹ For purposes of succinctness, these two rules can be combined and I have recommended this change in redraft Rule 7.5.4 in **Appendix 1**.

18.2 I have also recommended a change to the reference to Table 4 in Chapter 36, as in Ms Evans' Right of Reply on Chapter 36 this table reference was removed.

18.3 In relation to s42A Rules 7.5.4 and 7.5.5, the Panel queried whether the reference to the 2037 Noise Contours could be identified on the planning maps. From reviewing the definitions of ANB and OCB, I understand that the ANB and OCB lines identified on the planning maps represent the extent of the 2037 noise contours (however not the contour increments). Accordingly, I do not consider that a change to reference the planning maps instead of the noise contours would be sufficiently accurate.

19. WASTE AND RECYCLING STORAGE SPACE

19.1 During the hearing the Panel queried whether the waste and recycling storage space required in Rule 7.5.12 (redraft Rule 7.5.11) is necessary given the site area of the LDRZ and the site coverage restrictions. I agree with the Panel in this regard and have checked both the submissions lodged on the chapter and those lodged on the entire plan, and have not found any scope to recommend deletion of this rule.

20. OBJECTIVES AND POLICIES

20.1 In relation to Policy 7.2.1.2, the Panel suggested reconsideration of the word 'require' to allow more flexibility. I concur that the word 'require' is rigid in its application and does not represent the 'gentle density' approach being promoted within the LDRZ. As a result, I recommend the use of the word 'encourage' in its place. This change is outlined within **Appendix 1**.

20.2 The Panel suggested consideration of reference to other matters within the third bullet point of redraft Policy 7.2.2.1, as street activation is more than only connection between front doors and the street. I agree with the Panel in that

²¹ Or a certificate from an acoustics expert stating the construction will achieve the Indoor Design Sound Level with the windows open

street activation is also about passive surveillance, encouraging community engagement and the like. This is done through methods such as provision of windows into habitable rooms, low fencing along the street, and usable front yards. Notwithstanding the above, I do not consider that any submission provides me with scope to recommend additions such as the above to the policy.

20.3 In relation to redraft Policy 7.2.5.1, the Panel questioned what “efficiency and safety” relate to as the policy is unclear. I consider that it relates to the roading network as this reflects the overarching redraft Objective 7.2.5. I have therefore recommended this change in **Appendix 1** as a clarification.

20.4 The Panel requested that redraft Objective 7.2.6 be reframed as a positive statement to fit better with the policies that sit under the objective. I have made this change in **Appendix 1** and I consider that the change in tone does not alter the intent of the provision.

21. NON-NOTIFICATION (RULE 7.6.2.1)

21.1 In relation to this rule, I accept the Chair's recommendation that the wording be altered from 'notified' to 'an affected party' as a way to resolve the issues raised between Council and the NZTA (719) in this instance. I note that Mr MacColl on behalf of NZTA also agreed to this at the hearing.

21.2 Having considered Mr MacColl's evidence in relation to the term 'direct access', I have also recommended in **Appendix 1** the deletion of the word 'direct' and inclusion of 'vehicle crossing or right of way access'. This will therefore cover the scenario outlined by Mr MacColl and will prevent the confusion that might occur where a site may be accessed via a street located off a State Highway.

22. DEFINITIONS

Residential Flat

22.1 On 27 October 2016 the Chair of the Panel requested that the definition of 'Residential Flat' be transferred to the hearing on definitions. **Appendices 1** and **3** have been updated to this effect and I note that paragraphs 14.17 -

14.19 (in part) as well as paragraphs 14.20 – 14.27 of the LDRZ s42A are no longer applicable.

Day Care Facility

22.2 Paragraph 11.24 of the s42A report addressed the Ministry of Education (MoE) (524) submission seeking an amendment to the definition of 'Day Care Facility'. I concluded that this was not necessary. Since this time however I have noted that given the recommended new definition of 'Education Activity', deletion of the 'Education Facility' definition and the subsequent change to the definition of 'Community Activity', that 'Day Care Facilities' are not incorporated within the definition of 'Community Activity'. 'Day Care Facilities' are also not individually included within 7.4 Rules – Activities. As a consequence, 'Day Care Facilities' within the LDRZ would be classed as 'Activities which are not listed' in 8.4.1 which is a non-complying activity. This differs from 'Community Activities' in 8.4.9 which are discretionary activities. I consider this difference is nonsensical given the effects relating to day care facilities and early childhood education would be very similar. To correct this, I recommend that day care facilities be included within the definition of 'Community Activity'. I consider that the MoE (524) submission provides scope to do this.

23. OUTDOOR STORAGE

23.1 Ms Banks has addressed the matter of 'Outdoor Storage' and 'Bulk Outdoor Storage' in paragraphs 12.2 – 12.5 of her Right of Reply in relation to the High Density Residential zone. I concur with her assessment and conclusion and consequently recommend that a consistent approach is undertaken for the LDRZ. It is my opinion that Rule 7.4.5 should be deleted, however I note that there are no submissions seeking this relief, consequently, I have not recommended this change within **Appendix 1**.

24. ACTIVITY STATUS

24.1 On 10 October the Panel requested that I provide a table showing the statistics on applications for restricted discretionary, discretionary and non-complying activities over the past five years, showing whether they were notified or non-notified and whether a hearing was held or not. This table is provided in

Appendix 5. Please note that the accuracy of the statistics prior to 2014 should not be relied upon as Council's records are not complete.

25. NATURAL HAZARDS MATTER OF DISCRETION

25.1 As shown in **Appendix 1**, I recommend that the matter of discretion for natural hazards in redraft Rule 7.4.10 is modified to remove the requirement for an assessment by a suitably qualified person. This recommended change is consistent with the recommended change within the Business zone s42A reports. The change also in my view gives effect to notified Policy 28.3.2.3 of Chapter 28 (Natural Hazards), which lists the information requirements for natural hazards assessments and does not include a requirement for all natural hazards assessments to be undertaken by a suitably qualified person. I note that the Otago Regional Council (798) sought considerable changes to the Natural Hazards framework within the PDP and consider therefore that there is scope to address this throughout the PDP.

25.2 I have also included the updated natural hazard matter of discretion within the recommended matters of discretion for redraft Rule 7.4.5 relating to small scale Commercial Activities. I consider that this is a valid matter of discretion for these standards as they may result in an increased number of units or floor area within hazard prone areas and this requires assessment.

26. HEIGHT RESTRICTIONS ALONG FRANKTON ROAD

26.1 With regard to s42a Rule 7.5.16, the Panel requested that the sites that are subject to the rule be identified on the planning maps rather than for plan users to have to locate the extent of the area. Upon mapping of these sites it has become apparent that they are all proposed to be zoned HDRZ under the PDP, rather than LDRZ. As a consequence, the recommended s42A Rule 7.5.16 is not required within the LDRZ chapter and I have updated **Appendix 1** to this effect. I note however that Ms Banks at paragraphs 6.1-6.2 in her right of reply relating to the HDRZ has recommended inclusion of the equivalent rule, and the changes required to the planning maps.

27. ARROWTOWN POLICIES

- 27.1** In order to be consistent with the recommended redraft Policy 8.2.4.1 and in line with the relief sought by A Gormack (189) to ensure strong protection of Arrowtown as a 'historical village', I have recommended an amendment to redraft Policy 7.2.3.1 in **Appendix 1**.
- 27.2** This recommendation will both strengthen the policy and be more specific as to the matters to be paid particular regard within the Arrowtown Design Guidelines 2016.

28. CONCLUSION

- 28.1** Overall, I consider that the revised chapter as set out in **Appendix 1** is the most appropriate way to meet the purpose of the RMA.



Amanda Leith
Senior Planner
11 November 2016

APPENDIX 1
7 LOW DENSITY RESIDENTIAL ZONE REVISED CHAPTER

LOW DENSITY RESIDENTIAL 7

Key:

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

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

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

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

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

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

7 Low Density Residential

7.1 Zone Purpose

The Low Density Residential Zone is the largest residential zone in the District. The District Plan includes low density zoning that is within identified urban growth boundaries, and includes land that has already been substantively developed, as well as areas that will continue to be developed over time.

Fundamentally the zone provides for traditional suburban densities and housing forms. Houses will typically be detached and set on ~~sections sites~~ between 450 and 1000 square metres in area. However, the zone will also support some increased density, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.

Comment [AL1]: Clarification

Community activities ~~and facilities~~ are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

Comment [AL2]: 678 & 524

Commercial activities are generally discouraged, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.

Pursuant to Section 86(b)(3) of the RMA, Rule 7.5.14 has immediate legal effect.

7.2 Objectives and Policies

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

Comment [AL3]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Policies

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

Comment [AL4]: Panel's 4th Procedural Minute

7.2.1.2 Require Encourage an intensity of ~~The zone is suburban in character and provides for a low density housing development that is sympathetic to the existing built character of~~

LOW DENSITY RESIDENTIAL 7

~~predominantly one on larger urban allotments primarily comprising dwellings residential units up to two storeys in height.~~

Comment [AL5]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

7.2.2 Objective – Ensure protection of amenity values in recognition of the zone’s lower intensity character, whilst providing for subtle and low impact change.

Comment [AL6]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Policies

~~7.2.2.1 Enable residential development on allotments of a size consistent with a low density character, which are typically larger than 450 square metres, but enable infill development at a higher density where it is low scale and discrete, and relates well to existing land use.~~

~~7.2.2.2-7.2.1.3 Ensure the Apply height, building coverage, and bulk and location of development controls as the primary means of retaining maintains the lower intensity character of the zone and ensuring protection of amenity values in terms of privacy, access to sunlight, views, and impacts arising from building dominance.~~

Comment [AL7]: 208

Comment [AL8]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

7.2.3-7.2.2 Objective – Development of Allow higher housing ‘gentle density’ is housing than typical in the zone occurs where provided that it retains a low rise built form, and responds appropriately and sensitively to the context and character of the locality and does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

Comment [AL9]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL10]: 433

Policies

~~7.2.3.4-7.2.2.1 Ensure any higher ‘gentle density’ residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:~~

- ~~• Manages dominance effects Relates to on neighbouring properties, through employing measures such as larger setbacks, sensitive building orientation and design, use of articulation and landscaping to mitigate dominance and privacy impacts~~
- ~~• Achieves a reasonable level of privacy for the subject site and neighbouring residential units through the application of setbacks, offsetting of habitable windows or other appropriate screening methods~~
- ~~• Avoids large continuous building facades that are not articulated or broken down into smaller elements~~
- ~~• Provides street activation through connection between front doors and the street where possible.~~

Comment [AL11]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL12]: 383

Comment [AL13]: 383

Comment [AL14]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

~~7.2.3.2-7.2.2.2 Ensure landscaped areas shall be are well designed and integrated into the design of developments, providing high amenity spaces for recreation and enjoyment, with particular regard to the street frontage of developments.~~

Comment [AL15]: Clarification given that infill housing in backyards is anticipated which will not be able to do this.

Comment [AL16]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

~~7.2.3.3 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.~~

Comment [AL17]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

~~7.2.2.3 Discourage infill development of Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Noise Boundary on land around Queenstown Airport.~~

Comment [AL18]: 433

7.2.4 Objective – Allow low rise, discrete infill housing as a means of providing a more diverse and affordable housing stock.

Comment [AL19]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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Policies

~~7.2.4.1~~ ~~7.2.2.3~~ Require that the height of development does not ~~Provide for compact, low rise infill housing that does not fundamentally~~ compromise the integrity of the zone's low density character and amenity values.

~~7.2.2.4~~ Encourage development which promotes diversity and affordable residential accommodation.

Comment [AL20]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

7.2.53 Objective - In Arrowtown residential development responds sensitively to the town's character

Policies

~~7.2.5.1~~ ~~7.2.3.1~~ ~~Require Ensure~~ Development ~~to be~~ is of a form that is sympathetic to the character of Arrowtown, ~~including its building design, scale, layout and building form~~ in accordance with the Arrowtown Design Guidelines ~~2006~~ ~~2016~~, with particular regard given to:

Comment [AL21]: Panel's 4th Procedural Minute

- i. ~~Building design and form;~~
- ii. ~~Scale, layout and relationship of buildings to the street; and~~
- iii. ~~Materials and landscape responses.~~

Comment [AL22]: 189

~~7.2.5.2~~ ~~7.2.3.2~~ Flat roofed housing forms are avoided.

~~7.2.5.3~~ ~~7.2.3.3~~ Provide for infill housing development that responds sensitively to the existing character of ~~the area~~ Arrowtown.

Comment [AL23]: Panel's 4th Procedural Minute

Comment [AL24]: Clarification

7.2.64 Objective - ~~Provide for~~ Community activities servng the community they are within and facilities that are generally best located in a residential environment close to residents where adverse effects ~~on~~ are compatible with residential amenity are managed.

Comment [AL25]: Clarification

Comment [AL26]: 678 & 524

Comment [AL27]: Panel's 4th Procedural Minute

Policies

~~7.2.6.1~~ ~~7.2.4.1~~ Enable the establishment of community ~~facilities and~~ activities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

Comment [AL28]: 678 & 524

~~7.2.6.2~~ ~~7.2.4.2~~ Ensure any community ~~activities uses~~ occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity.

Comment [AL29]: 678 & 524

~~7.2.6.3~~ ~~7.2.4.3~~ Ensure any community ~~activities uses or facilities~~ are of a design, scale and appearance compatible with a residential context.

Comment [AL30]: 678 & 524

7.2.7 7.2.5 Objective - ~~Ensure~~ Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

Comment [AL31]: Panel's 4th Procedural Minute

Policies

~~7.2.7.1~~ ~~7.2.5.1~~ Ensure Access and parking is located and designed to optimise efficiency and safety ~~of the road network~~ and minimise impacts to on-street parking.

Comment [AL32]: Panel's 4th Procedural Minute

Comment [AL33]: Clarification

~~7.2.7.2~~ ~~7.2.5.2~~ Ensure ~~D~~ development is designed consistent with the capacity of existing infrastructure networks and seeks low impact approaches to storm water management and efficient use of potable water supply.

Comment [AL34]: Panel's 4th Procedural Minute

~~7.2.7.3~~ ~~7.2.5.3~~ Integrate ~~D~~ development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

Comment [AL35]: Panel's 4th Procedural Minute

Comment [AL36]: 719

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7.2.9 7.2.6 Objective - ~~Generally discourage commercial development is discouraged except when it is small scale and generates minimal amenity impacts.~~

Policies

7.2.9.4 7.2.6.1 ~~Provide for commercial activities that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment may be supported, provided these do not undermine residential amenity or the viability of a nearby centre.~~

7.2.9.2 7.2.6.2 ~~Ensure any commercial development is low scale and intensity (100m² or less gross floor area) and does not adversely affect the local transport network and the availability of on-street parking.~~

7.2.9.3 7.2.6.3 ~~Ensure that the noise effects from commercial activities that generate adverse noise effects are compatible with the surrounding not supported in the residential environment and do not detract from residential amenity.~~

7.2.9.4 7.2.6.4 ~~Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.~~

7.2.10 7.2.7A Objective - ~~Ensure residential amenity is maintained through pleasant internal living environments within which adverse effects are minimised while still providing the opportunity for community needs~~

7.2.7B Objective – Queenstown Airport and the State Highway network are protected from the reverse sensitivity effects of Activities Sensitive to Aircraft Noise and Activities Sensitive to Road Noise.

7.2.10.1 7.2.7.1 ~~Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings, relocatable buildings and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.~~

7.2.10.2 7.2.7.2 ~~Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new buildings, relocatable buildings and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.~~

7.2.7.3 ~~Require, as necessary, all new buildings, relocatable buildings and altered any alterations and additions to existing buildings for containing activities sensitive to road noise located within 80m of adjacent to the State Highway are designed to provide protection from sleep disturbance and maintain appropriate amenity.~~

Comment [SG37]: Renumbering result of withdrawal of Visitor Accommodation provisions and other deleted provisions shown above.

Comment [AL38]: Panel's 4th Procedural Minute

Comment [AL39]: Objective reframed to be a positive statement to align with policies

Comment [AL40]: Panel's 4th Procedural Minute

Comment [AL41]: 269

Comment [AL42]: 269

Comment [AL43]: Panel's 4th Procedural Minute

Comment [AL44]: Clarification

Comment [AL45]: Consequential amendment as a result of inclusion of Policy 7.2.7.3

Comment [AL46]: 433

Comment [AL47]: 1340

Comment [AL48]: 433 & 1340

Comment [AL49]: 433

Comment [AL50]: 1340

Comment [AL51]: 433

Comment [AL52]: 433 & 1340

Comment [AL53]: 1340 and clarification

Comment [AL54]: 719

7.3 Other Provisions and Rules

7.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 Operative DP)	25 Earthworks (22 Operative DP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 Operative DP)

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30 Utilities and Renewable Energy	34 Hazardous Substances (16 Operative DP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

7.3.2 Clarification

Advice Notes

7.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

7.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

~~7.3.2.3~~ The following abbreviations are used within this Chapter.

Comment [AL55]: Provision relocated from below to sit under Advice Notes

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

General Rules

~~7.3.2.3~~ ~~7.3.2.4~~ Development resulting in more than one (1) residential unit per lot shall show each residential unit contained within the net site area. For the purposes of this rule net site area means an area of land shown on a plan with defined boundaries (legally defined or otherwise), less any area for shared access or any strip of land less than 6m in width.

Comment [AL56]: Clarification

~~The following abbreviations are used within this Chapter.~~

Comment [AL57]: Provision relocated to above to sit under Advice Notes

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
7.4.1	Activities which are not listed in this table	NC
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Airports not otherwise defined	PR
7.4.4	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.	NC
7.4.5 7.4.4	Bulk material storage <u>Outdoor Storage</u>	PR

Comment [AL58]: Moved to Standards table 7.5

Comment [AL59]: No submissions on this but bulk material storage is not defined in Chapter 2. Outdoor Storage is though.

Comment [AL60]: Rule reverts to notified wording as no scope to recommend its deletion

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	Activities located in the Low Density Residential Zone	Activity status
7.4.6 7.4.5	<p>Commercial activities – 100m² or less gross floor area</p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>Need for the commercial activity to serve the day-to-day needs of local residents</u> • <u>Hours of operation</u> • <u>Parking, traffic and access</u> • <u>Noise</u> • <u>Design, scale and appearance</u> • <u>Natural hazards where the proposal results in an increase in gross floor area</u> <p><u>Assessment matters relating to natural hazards:</u></p> <ul style="list-style-type: none"> • <u>The nature and degree of risk the hazard(s) pose to people and property;</u> • <u>Whether the proposal will alter the risk to any site, and</u> • <u>Whether such risk can be avoided or sufficiently reduced.</u> 	NC RD
7.4.6	Commercial activities – greater than 100m² gross floor area	NC
7.4.7	Commercial recreation	D
7.4.8	Community facilities and/or activities	D
7.4.9	<p>Dwelling, Residential Unit, Residential Flat</p> <p>7.4.9.1 — One (1) per site in Arrowtown.</p> <p>7.4.9.2 — For all other locations, two (2) or less per site.</p> <p>7.4.98.1 Development of no greater than one residential unit per 450m² net site area, except within the following areas:</p> <p><u>(a) The Queenstown Heights Overlay Area where the maximum site density shall be one residential unit per 1500m² net site area.</u></p> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	P
7.4.10	<p>Dwelling, Residential Unit, Residential Flat</p> <p>7.4.10.1 — Two (2) or more per site in Arrowtown.</p> <p>7.4.10.2 — For all other locations, three (3) or more per site.</p> <p>7.4.109.1 Development of no greater than one residential unit per 300m² net site area, except within the following areas:</p>	RD

Comment [AL61]: 269 – Consequential change as a result of redrafted policy 7.2.6.2

Comment [AL62]: 269

Comment [AL63]: 678 & 524

Comment [AL64]: 836

Comment [AL65]: 383, 166

Comment [AL66]: Queenstown Heights Overlay Area transferred to the hearing on mapping

Comment [AL67]: 836

Comment [AL68]: 383, 166

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Activities located in the Low Density Residential Zone	Activity status
<p>(a) Site located within the Queenstown Heights Overlay Area;</p> <p>(b) Sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport.</p> <p>Control Discretion is restricted reserved to all of the following:</p> <ul style="list-style-type: none"> • The location, external appearance, site layout and design of buildings and fences • The extent to which How the design advances housing diversity and promotes sustainability either through construction methods, design or function • Privacy for the subject site and neighbouring residential units • In Arrowtown, the extent to which the development responds positively to consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2006 2016 as a guide • The extent to which the development positively addresses the s Street activation • Building dominance The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm • Parking and access: safety, and efficiency and impacts to on-street parking and neighbours • Design and integration of landscaping The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity. • Where a site is subject to any n Natural hazards and where the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses <p style="margin-left: 20px;"><u>Assessment matters relating to natural hazards:</u></p> <p style="margin-left: 20px;">the nature and degree of risk the hazard(s) pose to people and property,</p> <p style="margin-left: 20px;">whether the proposal will alter the risk to any site, and</p> <p style="margin-left: 20px;">the extent to which whether such risk can be avoided or sufficiently mitigated-reduced¹.</p> <p>Note – Additional rates and development contributions may apply for</p>	

Comment [AL69]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL70]: Queenstown Heights Overlay Area transferred to the hearing on mapping

Comment [AL71]: 24, 35, 36, 43, 141, FS1340

Comment [AL72]: Change is to align with the activity status

Comment [AL73]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL74]: 238

Comment [AL75]: Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

Comment [AL76]: 383

Comment [AL77]: Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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	Activities located in the Low Density Residential Zone	Activity status
	multiple units located on one site.	
7.4.11	Dwelling, Residential Unit, Residential Flat that is more than one (1) per site and located within the Air Noise Boundary of the Queenstown Airport.	NG
7.4.12 7.4.11	Factory Farming	PR
7.4.13 7.4.12	Fish or meat processing	PR
7.4.14 7.4.13	Forestry	PR
7.4.15 7.4.14	<p>Home occupation where:</p> <p>7.4.13.1 — No more than one full-time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>7.4.13.2 — The maximum number of vehicle trips* shall be:</p> <p style="margin-left: 40px;">a. Heavy Vehicles: none permitted</p> <p style="margin-left: 40px;">b. other vehicles: 10 per day.</p> <p>7.4.13.3 — Maximum net floor area of 60m².</p> <p>7.4.13.4 — Activities and the storage of materials shall be indoors.</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	P
7.4.16	Home occupation not otherwise identified	D
7.4.17 7.4.15	Retirement village	D
7.4.19 7.4.18 7.4.16	Manufacturing and/or product assembling activities	PR
7.4.20 7.4.19 7.4.17	Mining	PR
7.4.23 7.4.20 7.4.18	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR

Comment [AL78]: 485, 834, 555, 24, 35, 36, 43, 141

Comment [AL79]: Standards in 7.4.14 relocated to 7.5.18 along with discretionary activity status in 7.4.15

Comment [SG80]: Renumbering in table result of withdrawal of Visitor Accommodation provisions.

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	Activities located in the Low Density Residential Zone	Activity status
7.4.24 7.4.21 7.4.19	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.1	<p>Building Height (for flat sites)</p> <p>7.5.1.1 Wanaka: A maximum of 7 metres.</p> <p>7.5.1.2 Arrowtown: A maximum of 6.5 metres.</p> <p>7.5.1.3 All other locations: A maximum of 8 metres.</p> <p>7.5.1.4 Despite the above, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</p> <p>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</p> <p>b. Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</p> <p>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing dwelling which is taller than 5.5m.</p> <p>d. Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres).</p> <p>Notes:</p> <ul style="list-style-type: none"> Refer to Definition for interpretation of building height. Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Flat sites are where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5). 	NC
7.5.2	<p>Building Height (for sloping sites)</p> <p>7.5.2.1 Arrowtown: A maximum of 6 metres.</p> <p>7.5.2.2 In all other locations: A maximum of 7 metres.</p> <p>7.5.2.3 Despite the above, where a site is less than 900 square</p>	NC

Comment [AL81]: 203

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</p> <p>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</p> <p>b. Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</p> <p>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing dwelling which is taller than 5.5m.</p> <p>d. Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres).</p> <p>Notes:</p> <ul style="list-style-type: none"> Refer to Definition for interpretation of building height. Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Sloping sites are where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5). 	
<p>7.5.3</p>	<p><u>In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900 square metres in <u>net site</u> area and more than one (1) residential unit is proposed per site, the following height provisions apply:</u></p> <p><u>a. Where residential units are proposed in addition to an existing <u>dwelling</u> residential unit, then the additional residential unit/s shall not exceed 5.5m in height</u></p> <p><u>b. Where no <u>dwellings</u> residential units exist on the site, or where an existing <u>dwelling</u> residential unit is being demolished <u>one residential unit</u> to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</u></p> <p><u>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing <u>dwelling</u> residential unit which is taller than 5.5m.</u></p> <p><u>d. Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres).</u></p>	<p><u>NC-D</u></p>

Comment [AL82]: 203

Comment [AL92]: 203

Comment [AL93]: 203

Comment [AL83]: Clarification

Comment [AL84]: 836

Comment [AL85]: 836

Comment [AL86]: 836

Comment [AL87]: 836

Comment [AL88]: 836

Comment [AL89]: Clarification

Comment [AL90]: 836

Comment [AL91]: 836

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.3-7.5.4	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) within the Air Noise Boundary (ANB)</p> <p>New Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p><u>Within the Air Noise Boundary (ANB)</u></p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 36.6.2 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 36.6.3 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p><u>Between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</u></p> <p>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4-36.6.2 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</p>	NC
7.5.4-7.5.5	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</p> <p>New Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p>	NC
7.5.5-7.5.6	<p>Building Coverage</p> <p>A maximum of 40%.</p>	D
7.5.6	<p>Density</p> <p>The maximum site density shall be one residential unit or dwelling per 300m² net site area, except for:</p> <ul style="list-style-type: none"> the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m² net site area. 	NC
7.5.7	<p>Landscaped permeable surface coverage</p> <p>At least 30% of the site area shall comprise landscaped (permeable)</p>	NC

Comment [AL94]: 1340

Comment [AL95]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL96]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL97]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL98]: Content relocated from 7.5.5 below

Comment [AL100]: Content relocated to 7.5.4 above

Comment [AL99]: 1340

Comment [AL101]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	surface.	
7.5.87	<p>Recession plane (applicable to flat sites only, and <u>for including accessory buildings on flat and sloping sites</u>)</p> <p>7.5.87.1 Northern Boundary: 2.5m and 55 degrees.</p> <p>7.5.87.2 Western, and Eastern Boundaries: 2.5m and 45 degrees.</p> <p>7.5.87.3 Southern Boundary: 2.5m and 35 degrees.</p> <p>7.5.87.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height .</p> <p>7.5.87.5 Recession planes do not apply to site boundaries adjoining a Town Centre Zone, or fronting a road, or a park or reserve.</p> <p>Note: Refer to Definition for detail of the interpretation of recession planes.</p>	NC
7.5.98	<p>Minimum Boundary Setbacks</p> <p>7.5.98.1 Road boundary: 4.5m</p> <p>7.5.98.2 Side and rear <u>All other</u> boundaries: 2.0m</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> • Accessory buildings for residential activities may be located within the side and rear boundary set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane • <u>Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings.</u> • <u>Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks along eastern, western and southern boundaries.</u> • <u>Eaves may be located up to 1m into the minimum road, side and rear boundary setbacks along the northern boundary.</u> 	D

Comment [AL102]: 383

Comment [AL103]: Consequential amendment to be consistent with wording within the MDRZ and HDRZ

Comment [AL104]: 238

Comment [AL105]: 166, FS1202

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.409	<p>Building Separation Within Sites</p> <p>For detached residential units on the same section-site, a minimum separation distance of 64m within the development site applies.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The extent to which site characteristics including the presence and positioning of existing buildings and vegetation, limits the ability to achieve compliance • The extent to which the infringement enables better outcomes for overall amenity than would be achieved with a complying proposal • The extent to which the design of the dwellings with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings. <p>(Note this rule does not apply to attached dwellings residential units).</p>	RD-D
7.5.4410	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one storey ground floor level shall not exceed 16m.</p> <p>Where a proposal exceeds this length, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential d Dominance of the building. • The extent to which topography or landscaping mitigates any dominance impacts. • The extent to which the height of the building influences the dominance of the building in association with the continuous building length. • <u>Building design, materials and appearance</u> • <u>In Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide</u> 	RD
7.5.4211	<p>Waste and Recycling Storage Space</p> <p>7.5.4211.1 Residential activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit.</p> <p>7.5.4211.2 All developments shall suitably screen waste and recycling storage space from the a road or public space, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections.</p>	NC
7.5.4312	<p>Glare</p> <p>7.5.4312.1 All exterior lighting shall be directed away from the</p>	NC

Comment [AL110]: 166, 389, 391, 238

Comment [AL106]: Clarification

Comment [AL107]: 166, 389, 391, 238

Comment [AL108]: 166, 389, 391, 238

Comment [AL109]: 836

Comment [AL111]: 238, 166

Comment [AL112]: Converting assessment matters into matters of discretion. Aligns with those proposed for MDRZ

Comment [AL113]: 189

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>adjacent sites and roads, and downward to limit the effects on the night sky.</p> <p>7.5.4312.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	
7.5.4413	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7 m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • indigenous biodiversity values • Visual amenity values • Landscape character • Open space and the interaction of the development with the water body • Environmental protection measures (including landscaping and stormwater management) • Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	RD
7.5.15	<p>Parking – Residential Flat</p> <p>There shall be no minimum parking requirements for a Residential Flat having no more than 1 bedroom.</p>	N/A
7.5.4514	<p>Road Noise – State Highway</p> <p>Any new residential buildings, or buildings containing activities sensitive to road noise, located within:</p> <ul style="list-style-type: none"> • 80 metres of the road boundary of a State Highway that has a speed limit of 70km/h or greater, or • 40 metres of the road boundary of a State Highway that has a speed limit of less than 70km/h <p>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40 dB L_{Aeq(24h)} for all habitable spaces including bedrooms</p>	NC
7.5.16	<p>Height Restrictions along Frankton Road</p> <p>No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline. This Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Views from Frankton Road over Lake Wakatipu and to the Remarkables; 	RD

Comment [AL114]: 166

Comment [AL115]: 719

Comment [AL116]: 208

Comment [AL117]: There are no LDRZ properties within this identified area.

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.15	<p><u>Building Restriction Area</u></p> <p><u>Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.</u></p>	NC
7.5.16	<p><u>Home Occupation</u></p> <p><u>7.5.17.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</u></p> <p><u>7.5.17.2 The maximum number of vehicle trips* shall be:</u></p> <p style="padding-left: 40px;">e. <u>Heavy Vehicles: none permitted</u></p> <p style="padding-left: 40px;">f. <u>other vehicles: 10 per day.</u></p> <p><u>7.5.17.3 Maximum net floor area of 60m².</u></p> <p><u>7.5.17.4 Activities and the storage of materials shall be indoors.</u></p> <p><u>*A vehicle trip is two movements, generally to and from a site.</u></p>	D

Comment [AL118]: Relocated from 7.4.4

Comment [AL119]: Relocated from Rule 7.4.14 above

7.6 Non-Notification of Applications

7.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

7.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

7.6.2.1 Residential development units pursuant to 7.4.10, except where direct vehicle crossing or right of way access on to or off a State Highway is sought where New Zealand Transport Agency will be notified an affected party.

Comment [AL120]: 836

Comment [AL121]: 719

Comment [AL122]: 719

Comment [AL123]: 719

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Chapter 2 - Definitions

Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools <u>day care facilities</u> , <u>education activities</u> , hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Facility	In relation to a community facility sub-zone means the use of land and/or buildings for Health Care services, Hospital activities, ambulance facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.
Dwelling	See definition of RESIDENTIAL UNIT.
Educational Facility	Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.
Education Activity	Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.
Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², and 150m² in the Rural Zone and Rural Lifestyle Zone, not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p>Advice/Notes:</p> <ul style="list-style-type: none"> • A proposal that fails to meet any of the above criteria will be considered as a residential unit. • Development contributions and additional rates apply.
Residential Unit	Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.

Comment [AL124]: 719

Comment [AL125]: 524

Comment [AL126]: 524

Comment [AL127]: 678

Comment [AL128]: 836

Comment [AL129]: 524

Comment [AL130]: 524

Comment [AL131]: 497 (wording from Rural Right of Reply)

Comment [AL132]: 836

Comment [AL133]: 836

Comment [AL134]: Definition of Residential Flat transferred to the Definitions hearing

Comment [AL135]: 836

LOW DENSITY RESIDENTIAL 7

Chapter 27 – Subdivision and Development

27.7.14 Subdivision associated with residential development on sites less than 450m² in the Low Density Residential Zone

Comment [AL136]: Relocated from Notified Rule 27.5.3 (page 13)

27.7.14.1 In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5.6.1 shall not apply in cases where the residential units are not established, providing:

~~a~~ A certificate of compliance is issued for a residential unit(s) or;

Comment [AL137]: Consequential change as a result of redraft Rule 7.4.10

~~b-a~~ A resource consent has been granted for a residential unit(s).

In addition to any other relevant matters, ~~prior to certification under S224(c)~~, pursuant to s221 of the Act, the consent holder shall register ~~on the certificate of title on the computer freehold register~~ of the applicable allotments;

Comment [AL138]: D White for Paterson Pitts Limited

~~e a~~ That the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created).

~~d b~~ The maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).

~~e-c~~ There shall be not more than one residential unit per lot (applies to all lots).

Comment [AL139]: Relocated from Notified Rule 27.5.3.1 (page 14)

27.7.14.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Comment [AL140]: Submission 433.97 and 433.98

APPENDIX 2
SECTION 32AA EVALUATION

Appendix 2

Section 32AA Assessment

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through text~~ from the s42A report and recommended changes from the Reply are shown in red underlined text for additions and ~~red strike through~~ text for deletions, (ie as per the revised chapter). The changes recommended by Mr Nigel Bryce in the right of reply on notified Chapter 27 – Subdivision and Development are shown in green underlined text for additions and ~~green strike through~~ for deletions.

The section 32AA assessment then follows in a separate table underneath each of the provisions.

Updated Policy 7.2.1.2

Recommended updated Policy 7.2.1.2

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

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The use of the word 'encourage' better reflects the approach within the LDRZ chapter in promoting 'higher density'. 	<ul style="list-style-type: none"> • This change is effective as it is consistent with the rules recommended in the remainder of the chapter and will therefore remove the potential confusion.

Updated redraft Objective 7.2.2 (notified 7.2.3)

Recommended updated redraft Objective 7.2.2

~~Development of~~ Allow ~~higher housing 'gentle density'ies~~ housing ~~than typical in the zone occurs where provided that it retains a low rise built form,~~ and responds appropriately and sensitively to the context and character of the locality and does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

Appropriateness (s32(1)(a))

The proposed change is to remove the term 'gentle density' which is not well known or understood and to return to the notified term 'higher density' which is understood. The re-introduction of this additional notified wording also signifies that additional density in line with redraft Rule 7.4.9 is anticipated. This change is therefore considered appropriate.

Updated redrafted Policy 7.2.2.1 (notified 7.2.3.1)

Recommended updated redrafted Policy 7.2.2.1

Ensure any ~~higher 'gentle density'~~ residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:

- ~~Manages dominance effects~~ ~~Relates to~~ on neighbouring properties, through employing measures such as larger setbacks, sensitive building orientation and design, use of articulation and landscaping to mitigate dominance and privacy impacts
- Achieves a reasonable level of privacy for the subject site and neighbouring residential units through the application of setbacks, offsetting of habitable windows or other appropriate screening methods
- ~~Avoids large continuous building facades that are not articulated or broken down into smaller elements~~
- Provides street activation through connection between front doors and the street where possible.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The proposed change is to remove the term 'gentle density' which is not well known or understood and to return to the notified term 'higher density' which is more generic. 	<ul style="list-style-type: none"> • This change is effective as it provides greater clarity in using a term that is well understood and will remove confusion.

New Policy – 7.2.2.3

Recommended new Policy – 7.2.2.3

Discourage infill development of Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Noise Boundary on land around Queenstown Airport.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Operational benefits from avoiding the potential for reverse sensitivity effects to arise from the intensification of ASAN within the ANB and OCB. • Social and environmental benefits from discouraging the bringing of sensitive receivers to the effect. 	<ul style="list-style-type: none"> • This policy is effective at achieving the objective and ensures the framework is in place to support the non-complying activity status that is triggered if infill development is proposed within the ANB and OCB.

Updated redraft Policy 7.2.3.1 (notified 7.2.5.1)

Recommended updated redraft Policy 7.2.3.1

Require Ensure ~~D~~development ~~to be~~ is of a form that is sympathetic to the character of Arrowtown,

~~including its building design, scale, layout and building form~~ in accordance with the Arrowtown Design Guidelines ~~2006~~ 2016, with particular regard given to:

- i. Building design and form;
- ii. Scale, layout and relationship of buildings to the street; and
- iii. Materials and landscape responses.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requiring consistency with the Arrowtown Design Guidelines may result in additional design costs for developers of Arrowtown properties. 	<ul style="list-style-type: none"> The recommended changes are more specific as to the most important matters to consider in the Arrowtown Design Guidelines. This is of benefit given the length and number of matters the guidelines cover. 	<ul style="list-style-type: none"> This change is more effective and efficient as it is more specific and clear in what is intended in its assessment. This change is also more efficient as it is consistent with the wording for the MDRZ.

Updated Redraft Objective 7.2.4 (notified 7.2.6)

Recommended updated redraft Objective 7.2.4

~~Provide for~~ Community activities servicing the community they are within ~~and facilities that are generally best located in a residential environment close to residents where adverse effects on are~~ compatible with residential amenity are managed.

Appropriateness (s32(1)(a))

The proposed amendments are more appropriate as they specify that community activities are to be of the type which serve the local community rather than a wider catchment and that potential adverse effects are to be designed and located to be compatible with the surrounding context.

Updated Redraft Policy 7.2.5.1 (notified 7.2.7.1)

Recommended updated redraft Policy 7.2.5.1

~~Ensure~~ Access and parking is located and designed to optimise efficiency and safety of the road network and minimise impacts to on-street parking.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> This change is effective as it specifies what it is that is to be designed to optimise efficiency and safety.

Updated Redraft Objective 7.2.6 (notified 7.2.9)

Recommended updated redraft Objective 7.2.6

Generally discourage commercial development is ~~discouraged except when it is~~ small scale and generates minimal amenity impacts.

Appropriateness (s32(1)(a))

This amendment is appropriate as it is framed as a positive statement rather than a policy.

New Objective 7.2.7B (notified 7.2.10)

New Objective 7.2.7B

Queenstown Airport and the State Highway network are protected from the reverse sensitivity effects of Activities Sensitive to Aircraft Noise and Activities Sensitive to Road Noise.

Appropriateness (s32(1)(a))

This new objective is considered appropriate for the following reasons:

- The objective is consistent with Objective 5 of Section 7.2.3 and Policy 11 of Section 7.2.3 of the Operative District Plan, as amended by PC35.
- The objective and policy address reverse sensitivity effects, whereas Objective 7.2.10 and Policy 7.2.10.1 and 7.2.10.2 seek to protect residential amenity.
- The objective gives effect to higher order provisions contained in Chapter 4 of the PDP (specifically Policies 4.2.6.1 and 4.2.6.2, as set out in QLDC’s Right of Reply for Hearing Stream T01B version).

Updated Redraft Policy 7.2.7.1 (notified 7.2.10.1)

Recommended updated redraft Policy 7.2.7.1

Require, as necessary, mechanical ventilation of any Critical Listening Environment within **new buildings, relocatable buildings** and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.

Updated Redraft Policy 7.2.7.2 (notified 7.2.10.2)

Recommended updated redraft Policy 7.2.7.2

Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any **new buildings, relocatable buildings** and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none">• None identified.	<ul style="list-style-type: none">• References to “<i>relocatable buildings</i>” ensures that it is clear that the provisions	<ul style="list-style-type: none">• This change is effective and efficient as it provides greater clarity as to when the

	apply to relocatable buildings, which are neither 'new' nor 'existing' in accordance with the notified drafting of this provision.	provision applies.
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New Policy 7.2.7.3

Recommended updated Policy 7.2.7.3

Require, as necessary, all new buildings, relocatable buildings and altered any alterations and additions to existing buildings for containing activities sensitive to road noise located within 80m of adjacent to the State Highway are designed to provide protection from sleep disturbance and maintain appropriate amenity.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> References to “<i>relocatable buildings</i>” ensures that it is clear that the provisions apply to relocatable buildings, which are neither 'new' nor 'existing' in accordance with the notified drafting of this provision. 	<ul style="list-style-type: none"> This change is effective and efficient as it provides greater clarity as to when the provision applies. The change is also more efficient as it replicates the wording of redrafted policies 7.2.7.1 and 7.2.7.2. The removal of the 80m reference is effective as it is consistent with the corresponding rule.

Updated Rule – 7.4.4

Recommended Updated Rule – 7.4.4 – Prohibited

Bulk material storage ~~Outdoor Storage~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Bulk material storage is not defined within the PDP and this may therefore result in confusion. 	<ul style="list-style-type: none"> The term 'Outdoor Storage' may result in unintended consequences of normal residential outdoor storage such as a woodpile being prohibited. 	<ul style="list-style-type: none"> The proposed amendment is effective in removing a misleading activity regulation within the activity table, and otherwise reverting to the default activity status of notified Rule 7.4.1.

Updated Redraft Rule – 7.4.5

Recommended Updated Redraft Rule – 7.4.5 – Restricted Discretionary

Commercial activities – 100m² or less gross floor area

Discretion is restricted to all of the following:

- Need for the commercial activity to serve the day-to-day needs of local residents
- Hours of operation
- Parking, traffic and access
- Noise
- Design, scale and appearance
- Natural hazards where the proposal results in an increase in gross floor area

Assessment matters relating to natural hazards:

- The nature and degree of risk the hazard(s) pose to people and property;
- Whether the proposal will alter the risk to any site, and
- Whether such risk can be avoided or sufficiently reduced.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Better enables small scale commercial activities which serve the needs of the local community. • The natural hazard matter of discretion enables a case by case determination of whether a hazard assessment is necessary based upon location, existing information and the nature and scale of the proposal to ensure that the level of information is appropriate. 	<ul style="list-style-type: none"> • This change is effective as it better reflects redrafted Objective 7.2.4 and its associated policies. • The proposed change is more efficient as it lists the matters to consider in the assessment of small scale commercial activities.

Updated Redraft Rule – 7.4.6

Recommended Updated Redraft Rule – 7.4.6 – Non-Complying

Commercial activities – greater than 100m² gross floor area

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Maintains protection of residential amenity through providing a non-complying activity status for larger scale commercial activities. 	<ul style="list-style-type: none"> • This proposed change is effective as it maintains residential amenity. This is consistent with the notified

		zone purpose.
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Updated Rule - 7.4.10

Recommended Updated Rule – 7.4.10 – Restricted Discretionary

Dwelling, Residential Unit, Residential Flat

~~7.4.10.1 Two (2) or more per site in Arrowtown.~~

~~7.4.10.2 For all other locations, three (3) or more per site.~~

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

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

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

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

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

Assessment matters relating to natural hazards:

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

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

~~the extent to which~~ whether such risk can be avoided or sufficiently ~~mitigated~~ reduced¹.

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

Costs	Benefits	Effectiveness & Efficiency

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

<ul style="list-style-type: none"> • There is a risk that a development will proceed without an assessment, when it should, in fact, be required. If a proposal occurs which does not sufficiently mitigate risks or worsens such risks, this may result in economic, environmental, and social costs if there is ever a natural hazard event. • The council may miss an opportunity to improve its knowledge base of existing hazards (provided by the private sector) to the same extent it may if all developments were required to produce one. 	<ul style="list-style-type: none"> • Cost savings in that it may avoid applicants having to obtain an expert assessment where (for example) the extent of new building is small; the risk posed by the hazard is known to be low; the hazard is already well documented/understood; or the risk is already sufficiently mitigated through compliance with other rules (e.g. minimum floor levels). • Enables case by case determination of whether a hazard assessment is necessary, based on location, existing information, and the nature and scale of the proposal to ensure the level of information required is appropriate. • Avoids duplication and potential inconsistency with section 28.5 of the PDP Natural Hazards Chapter, which requires assessments commensurate with the level of risk. 	<ul style="list-style-type: none"> • The amended rule will be equally effective and more efficient (for the reasons stated) at implementing the objectives contained in chapter 28. • As amended, it will still enable the Council to require an assessment where necessary pursuant to Section 28.5 and Policy 28.3.2.3 of the PDP hazards chapter (which refers to information requirements in relation to natural hazards) but will not unnecessarily require this in all instances
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Updated Rule – 7.4.14

Recommended Updated Rule – 7.4.14 - Permitted

Home occupation ~~where:~~

~~7.4.13.1 — No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.~~

~~7.4.13.2 — The maximum number of vehicle trips* shall be:~~

~~a. Heavy Vehicles: none permitted~~

~~b. other vehicles: 10 per day.~~

~~7.4.13.3 — Maximum net floor area of 60m².~~

~~7.4.13.4 — Activities and the storage of materials shall be indoors.~~

~~*A vehicle trip is two movements, generally to and from a site.~~

Deleted Rule – 7.4.16

Recommended Deleted Rule – 7.4.16 - Discretionary

~~Home occupation not otherwise identified~~

New Standard – 7.5.16

Recommended Updated Standard – 7.5.16 - Discretionary

Home Occupation

7.5.17.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.

7.5.17.2 The maximum number of vehicle trips* shall be:

a. Heavy Vehicles: none permitted

b. other vehicles: 10 per day.

7.5.17.3 Maximum net floor area of 60m².

7.5.17.4 Activities and the storage of materials shall be indoors.

*A vehicle trip is two movements, generally to and from a site.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none">• None identified.	<ul style="list-style-type: none">• None identified	<ul style="list-style-type: none">• These changes are more effective as the standards are included within the standards table rather than the rules table.• These changes are also more effective and efficient as having all the standards within the same table provides greater clarity.

Updated Redraft Rule 7.5.4 (Notified 7.5.3)

Recommended Updated Redraft Standard – 7.5.4 – Non-Complying

Airport Noise – Queenstown Airport (excluding any non-critical listening environments) within the Air Noise Boundary (ANB)

New ~~b~~Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.

Within the Air Noise Boundary (ANB)

Compliance shall be demonstrated by either adhering to the sound insulation requirements in ~~Table 4~~ 36.6.2 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in ~~Table 5~~ 36.6.3 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.

Between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)

Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4-36.6.2 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.

Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)

Deleted Standard 7.5.5 (Notified 7.5.4)

Recommended Deleted Standard – 7.5.4 – Non-Complying

~~Airport Noise – Queenstown Airport (excluding any non-critical listening environments) between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)~~

~~New ~~b~~Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.~~

~~Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The amended provision is more efficient as it is more succinct. • The amended provision is effective as it reflects the recommended changes to Chapter 36 by Ms Ruth Evans on behalf of Council.

Updated Redraft Standard – 7.5.8

Recommended Updated Redraft Standard – 7.5.8 – Discretionary
<p>Minimum Boundary Setbacks</p> <p>7.5.9.1 Road boundary: 4.5m</p> <p>7.5.9.2 Side and rear <u>All other</u> boundaries: 2.0m</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> • Accessory buildings for residential activities may be located within the side and rear boundary set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane • <u>Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings.</u> • <u>Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks along eastern, western and southern boundaries.</u> • <u>Eaves may be located up to 1m into the minimum road, side and rear boundary setbacks along the northern boundary.</u> Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The amended standard reflects passive solar practice and allows additional eave coverage along the northern elevation. 	<ul style="list-style-type: none"> • This change is more efficient as it has the potential to increase the energy efficiency of a building without the need to obtain resource consent.

Updated Redraft Standard – 7.5.10

Recommended Updated Redraft Standard – 7.5.10 – Restricted Discretionary

Continuous Building Length

The continuous length of any building facade above ~~one storey ground floor level~~ shall not exceed 16m.

Where a proposal exceeds this length, discretion is restricted to all of the following:

- ~~The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential d Dominance of the building.~~
- ~~The extent to which topography or landscaping mitigates any dominance impacts.~~
- ~~The extent to which the height of the building influences the dominance of the building in association with the continuous building length.~~
- Building design, materials and appearance
- In Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requiring consistency with the Arrowtown Design Guidelines may result in additional design costs for developers of Arrowtown properties. 	<ul style="list-style-type: none"> • Inclusion of the Arrowtown Design Guidelines as a matter of discretion is of benefit as it will ensure that any breaches are consistent with the character anticipated within Arrowtown. 	<ul style="list-style-type: none"> • The recommended matter of discretion is efficient as it is the same as the other matters of discretion within the chapter.

Deleted s42A Standard – 7.5.15

Recommended deleted s42A Standard – 7.5.15 – Restricted Discretionary

Height Restrictions along Frankton Road

~~No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline. This Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.~~

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

- ~~Views from Frankton Road over Lake Wakatipu and to the Remarkables.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • This addition is efficient as it simplifies the rule and provides clarity.

Updated Standard – 7.6.2.1

Recommended Updated Standard – 7.6.2.1

Residential development units pursuant to 7.4.10, except where ~~direct vehicle crossing or right of way~~ access on to or off a State Highway is sought where New Zealand Transport Agency will be ~~notified an affected party~~.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The amendment results in greater clarity as to when the NZTA will be considered an affected party. 	<ul style="list-style-type: none"> • This change is effective and efficient as it replicates the RMA notification wording.

Recommended Updated Definition – Community Activity

Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools <u>day care facilities</u> , education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Aligns day care facilities with other uses which have similar effects. • Results in day care facilities in the LDRZ being a discretionary activity rather than non-complying activity. 	<ul style="list-style-type: none"> • The definition will be effective given it is clear in its intent.

Updated Redraft Standard – 27.7.14

Recommended Redraft Standard – 27.7.14 – Restricted Discretionary

27.7.14	Subdivision associated with residential development on sites less than 450m² in the Low Density Residential Zone
27.7.14.1	<p>In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5-6.1 shall not apply in cases where the residential units are not established, providing;</p> <p>a — A certificate of compliance is issued for a residential unit(s) or,</p> <p>b-a A resource consent has been granted for a residential unit(s).</p> <p>In addition to any other relevant matters, prior to certification under S224(c), pursuant to s221 of the Act, the consent holder shall register on the certificate of title on the computer freehold register of the applicable allotments:</p>

- e a That the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created).
- d b The maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).
- e c There shall be not more than one residential unit per lot (applies to all lots).

27.7.14.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • This amendment is effective as it reflects the changes recommended to proposed Rule 7.4.9 which require that resource consent be submitted for all developments with a density of less than 450m² in the LDRZ.

APPENDIX 3

UPDATED LIST OF SUBMISSION POINTS WITH RECOMMENDED DECISION

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
9.1		Terry Drayron	7.5.6	Oppose	Opposes increase in density to 1 unit per 300m2 and requests retention of existing rules for the low density residential zone. Requests removal of rates increases for visitor accommodation, and instead impose a 'bed tax' on tourists.	Accept in Part		Issue Reference 1
9.1	FS1012.3	Willowridge Developments Limited	7.5.6	Support	That the submission opposing the increase in density of the Low Density Residential Zone to 1 unit per 300m2 is allowed.	Accept in Part		Issue Reference 1
9.1	FS1059.2	Erna Spijkerbosch		Oppose	We oppose a bed tax. All visitor accommodation should be treated as commercial venture.		Out of scope not within Stage 1 of the PDP	
16.1		ds ee properties ltd		Support	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.		Deferred to the hearing on mapping	
16.1	FS1214.1	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.		Deferred to the hearing on mapping	
16.1	FS1340.50	Queenstown Airport Corporation		Oppose	Oppose in Part- QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
19.5		Kain Fround		Oppose	Opposes the chapter provisions generally	Accept in Part		Refer to entire s42A report
22.2		Raymond Walsh		Support	Supports the chapter provisions generally.	Accept in Part		Refer to entire s42A report
32.1		Leigh Fountain		Support	supports increase in low density lots close to town. strongly supports low density residential plan change for DP 300273.		Deferred to the hearing on mapping	
33.1		Dan Fountain		Support	supports increase in low density lots close to town.		Deferred to the hearing on mapping	
34.1		Robert A Fountain		Support	supports increased low density lots close to town in Wanaka, as shown on Map 22		Deferred to the hearing on mapping	
48.2		Kerr Ritchie Architects		Other	Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural to Low Density Residential.		Deferred to the hearing on mapping	
48.2	FS1340.53	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
62.2		Stonebrook Properties Limited		Other	To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.		Deferred to the hearing on mapping	
65.6		John Blennerhassett		Other	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		Deferred to the hearing on mapping	
65.6	FS1012.10	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	
72.1		Kelvin Peninsula Community Association		Other	Supports in part, with suggested additional considerations for the zone in the area of Kelvin Peninsula: 1. infrastructure adequate in quality/longevity to sustain planned and zoned growth. Especially sewerage, as it is understood the current system was built to sustain 600 properties not the proposed extra 1800. We also understand the original pipes are of poor quality. 2. a local shopping centre 3. LDR zone boundary to align with Mee's land	Accept in Part		Issue Reference 1
72.1	FS1352.14	Kawarau Village Holdings Limited		Support	Allow relief sought	Accept in Part		Issue Reference 1
78.6		Jennie Blennerhassett		Support	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.		Deferred to the hearing on mapping	
78.6	FS1012.26	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	
87.6		Shelley McMeeken		Support	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.		Deferred to the hearing on mapping	
87.6	FS1012.31	Willowridge Developments Limited		Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	
94.1		Ross Hawkins		Support	Supports rezoning of Lot 300273 shown on Map 22 - Wanaka		Deferred to the hearing on mapping	
110.4		Alan Cutler		Other	Rezone Penrith Park Special Zone to LDR Zone.		Deferred to the hearing on mapping	
110.4	FS1285.5	Nic Blennerhassett		Support	Supports the submitter's suggestion. Agrees that it is preferable that when areas which have been developed the next revision of the District Plan moves to absorb the Special Zone or anomalous zone into the zone which it fits most closely.		Deferred to the hearing on mapping	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
111.1		Iain Weir		Support	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		Out of scope not within Stage 1 of the PDP	
125.3		Kenneth Muir		Support	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.		Deferred to the hearing on mapping	
125.3	FS1214.5	Z-Energy Ltd		Support	Supports that the properties along Sugar Lane be rezoned from Low Density Residential to a commercial zoning.		Deferred to the hearing on mapping	
125.3	FS1340.58	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
128.3		Russell Marsh		Support	Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website		Deferred to the hearing on mapping	
128.3	FS1077.9	Board of Airline Representatives of New Zealand (BARNZ)		Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in the proposed zone		Deferred to the hearing on mapping	
128.3	FS1340.61	Queenstown Airport Corporation		Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have potentially significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
141.6		Barbara Williams		Other	Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.		Deferred to the hearing on mapping	
141.6	FS1340.63	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports in part/opposes in part the rezoning of this site to a commercial type zoning provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).		Deferred to the hearing on mapping	
147.1		Maria Verduyn		Other	Requests consideration to the condition of the road regarding the width, lack of seal, and no foot paths or kerbing and channeling, there is also issues with the drains blocking and water flowing into properties.		Out of scope outside TLA/DP function	
150.1		Mount Crystal Limited		Oppose	Rezone Lot 1 Deposited Plan 9121 (OT400/173) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be rezoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).		Deferred to the hearing on mapping	
150.1	FS1340.64	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
189.1		Anne Gormack		Other	That Arrowtown becomes a completely separate zone area with strong protection, so as to retain it as a Living Historical Village.		Deferred to the hearing on mapping	
208.46		Pounamu Body Corporate Committee	7.5.1 and 7.5.2	Other	the Body Corporate supports the retention of the Low Density Residential Zone on the lake side of Frankton Road opposite the Pounamu Apartments however it is concerned that a significant provision which protects views out across the lake is to be removed (ie 7.5.5.2(xix) Height and Elevation Restrictions along Frankton Road). Therefore, the Body Corporate considers that this Operative rule should be retained.	Accept in Part		Issue Reference 2
269.6		David Barton		Support in part	Support in Part - Confirms and supports all of Chapter 7 Low Density Residential Zone, with the exception of policies 7.2.9.2 & 7.2.9.3.	Accept in Part		Issue Reference 3
309.1		John Harrington		Oppose	Oppose the increased density proposed for Arrowtown as it will spoil the beauty and tranquillity. The town does not have the capacity to facilitate such growth. Parking and stormwater would be a major concern.	Accept in Part		Issue Reference 1, 2 and 5
326.3		Wanaka Central Developments Ltd		Not Stated	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential.		Deferred to the hearing on mapping	
326.3	FS1005.2	David Barton		Oppose	I seek that the whole submission be disallowed		Deferred to the hearing on mapping	
326.3	FS1311.7	Crescent Investments Limited		Oppose	That the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.		Deferred to the hearing on mapping	
326.3	FS1326.7	Kirimoko Park Residents Association Inc.		Oppose	Opposes. Seeks that the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.		Deferred to the hearing on mapping	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
335.6		Nic Blennerhassett		Support	General support for more opportunity for higher densities.	Accept in Part		Issue Reference 1
335.6	FS1110.4	John Coe		Support	Those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Deferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1126.4	Anna Mills		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Deferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1140.4	Jo Mills		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Deferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1198.4	Myffie James		Support	Seeks that those parts of the submission that support reducing the minimum lot sizes in Large Lot Residential from 4,000m2 to 2,000m2 be allowed.		Deferred to Hearing Stream Residential	Move to Large Lot Residential
335.6	FS1332.4	Nick Mills		Support	That parts submissions that support reducing the minimum lot sizes in large lot Residential from 4,000m2 to 2,000m2 be allowed		Deferred to Hearing Stream Residential	Move to Large Lot Residential
335.8		Nic Blennerhassett		Support	Support new Low Density Residential zones on planning maps 22 and 23.		Deferred to the hearing on mapping	
359.1		Manor Holdings Limited & Body Corporate 364937		Oppose	Modify the Low Density Residential zone as notified to include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-Zone) as a Controlled Activity and to amend the objectives and policies for visitor accommodation to reflect the Visitor Accommodation Sub-Zone, AND any other consequential amendments to give effect to the point above.		Out of scope not within Stage 1 of the PDP	
378.34		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))		Not Stated	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.		Deferred to the hearing on mapping	
378.34	FS1049.34	LAC Property Trustees Limited		Oppose	The submitter seeks that the whole of the submission be disallowed		Deferred to the hearing on mapping	
378.34	FS1095.34	Nick Brasington		Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Deferred to the hearing on mapping	
378.38		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))		Oppose	Opposes the Low Density Residential Zone Boundary and submits that Proposed District Plan Map 19 be amended to rezone land from open space to LDR, as per the zone boundaries depicted in Annexure C of the submission.		Deferred to the hearing on mapping	
378.38	FS1049.38	LAC Property Trustees Limited		Oppose	The submitter seeks that the whole of the submission be disallowed		Deferred to the hearing on mapping	
378.38	FS1095.38	Nick Brasington		Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Deferred to the hearing on mapping	
389.1		Body Corporate 22362		Support	That Body Corporate 22362 be removed from the low density zone and be included in the medium density zone		Deferred to the hearing on mapping	
389.1	FS1331.1	Mount Crystal Limited		Support	Rezone the Goldfields Heights area MDR		Deferred to the hearing on mapping	
389.1	FS1340.86	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
391.1		Sean & Jane McLeod		Support	Supports the provisions generally	Accept in Part		Refer to entire s42A report
395.1		Trustees of the Gordon Family Trust		Oppose	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Low Density Residential.		Deferred to the hearing on mapping	
395.1	FS1101.6	Aspiring Lifestyle Retirement Village		Support	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.		Deferred to the hearing on mapping	
395.1	FS1212.6	Wanaka Lakes Health Centre		Support	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.		Deferred to the hearing on mapping	
395.4		Trustees of the Gordon Family Trust		Not Stated	Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.		Deferred to the hearing on mapping	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
420.3		Lynn Campbell		Other	Increasing densities within the LDR Zone without the requirement for additional car parking is a backward step as it will cause further congestion and car parking issues.		Out of scope not within Stage 1 of the PDP	
448.1		Matt Suddaby		Support	Support the proposed low density residential zoning generally	Accept in Part		Refer to entire s42A report
450.2		Alpine Estate Ltd		Not Stated	"The submitter seeks that the property legally described as Lot 1 DP 12913 be rezoned from Low Density Residential to High Density Residential. Accordingly, the submitter seeks that Planning Map 39A is updated to reflect this change. The submitter seeks any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission." See full submission (450) for full maps.		Deferred to the hearing on mapping	
451.5		Martin McDonald and Sonya Anderson		Other	Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.		Deferred to the hearing on mapping	
451.5	FS1261.12	Bridesdale Farm Developments Limited		Oppose	Disallow the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655. The zoning of the McDonald property should be consistent with the zoning determined for the Bridesdale Farm property.		Deferred to the hearing on mapping	
460.3		Upper Clutha Women's Support Group Inc		Other	Lichen Lane and Sam John Place to become residential zoning. See submission point 460.		Deferred to the hearing on mapping	
460.3	FS1138.3	Darryll Rogers		Support	I seek that the whole of the submission be allowed		Deferred to the hearing on mapping	
460.3	FS1141.6	Melanie Rogers		Support	I seek that the whole of the submission be allowed		Deferred to the hearing on mapping	
501.1		Woodlot Properties Limited		Support	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.	Accept in Part		Issue Reference 1
501.1	FS1102.1	Bob and Justine Cranfield		Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to the hearing on mapping	
501.1	FS1289.1	Oasis In The Basin Association		Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	
501.1	FS1270.81	Hansen Family Partnership		Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Deferred to the hearing on mapping	
506.6		Friends of the Wakatiou Gardens and Reserves Incorporated		Not Stated	Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.		Out of scope outside TLA/DP function	
506.6	FS1063.15	Peter Fleming and Others		Support	We support all of their submission. QLDC have provided little or no relevant section 32 reports that is it is lacking in section 32 reports that are of any use. It is unacceptable that submissions on A4 paper all stacked on top of one another would be over 1 metre height and that they can be cross referenced by us mere mortals in 3 weeks. They are closed off less than a week before Christmas New Year which is stupid. We wish to comment further on this at Hearings. We wish to object to all submissions that in fact amount to private plan changes. They are undemocratic and most likely illegal. The maps are unreadable.		Out of scope outside TLA/DP function	
514.1		Duncan Fea		Support	Retain Chapter 7 in its entirety	Accept in Part		Refer to entire s42A report
543.1		P J & G H Hensman & Southern Lakes Holdings Limited		Not Stated	Submitter supports the continued application of the Visitor Accommodation Subzone on their property (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35)		Out of scope not within Stage 1 of the PDP	
543.3		P J & G H Hensman & Southern Lakes Holdings Limited		Not Stated	Include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-zone) as a controlled activity and amend the objectives, policies and rules for visitor accommodation to reflect the Visitor Accommodation Subzone.		Out of scope not within Stage 1 of the PDP	
543.4		P J & G H Hensman & Southern Lakes Holdings Limited		Not Stated	Rezone the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside the Visitor Accommodation Subzone to High Density Residential.		Deferred to the hearing on mapping	
555.1		Scott Freeman & Bravo Trustee Company Limited	7.2.10, 7.5.3, 7.5.4	Oppose	Adopt Objective 7.2.10, Rules 7.5.3 and 7.5.4 and Planning Map 33 as it relates to the submitters property.	Accept in Part		Issue Reference 4
555.4		Scott Freeman & Bravo Trustee Company Limited	7.4.11	Oppose	Provide an exemption within the Proposed District Plan that provides for two residential dwellings on sites greater than 900m ² in the Air Noise Boundary (within the Low Density Residential Zone) as a permitted activity (subject to compliance with other applicable rules). In effect, the same residential density allowance that applies under the Operative District Plan should apply to the properties located in the Air Noise Boundaries.	Accept in Part		Issue Reference 1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
555.4	FS1340.23	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
562.3		Jim Ledgerwood		Not Stated	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		Deferred to the hearing on mapping	
571.12		Totally Tourism Limited		Not Stated	Any further or consequential or alternative amendments necessary to give effect to this submission.		Out of scope not within Stage 1 of the PDP	
591.3		Varina Propriety Limited		Other	Rezoning the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.		Deferred to the hearing on mapping	
591.3	FS1179.2	Sneaky Curfew Pty Ltd		Support	Supports submission 591 in relation to the extension of the Wanaka Town Centre Zone to replace the Wanaka Town Centre Transition Overlay on the Southern side of Brownston Street. Seeks that the following parts of submission 591 be allowed		Deferred to the hearing on mapping	
591.3	FS1276.4	JWA and DV Smith Trust		Oppose	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.		Deferred to the hearing on mapping	
611.1		Andrew Spencer		Support	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.3)		Deferred to the hearing on mapping	
619.1		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 356941 and the surrounding area Low Density Residential.		Deferred to the hearing on mapping	
619.2		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Low Density Residential Zone as a permitted activity.	Accept in Part		Refer to entire s42A report
619.3		Satomi Holdings Limited		Other	Support in part. The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley Road to the east and the Lone Star/Base Camp complex to the north.		Deferred to the hearing on mapping	
619.5		Satomi Holdings Limited		Other	Oppose in part. The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.		Out of scope not within Stage 1 of the PDP	
619.7		Satomi Holdings Limited		Other	Oppose in part. The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.		Out of scope not within Stage 1 of the PDP	
622.1		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified so that operative zoning of Lots 1 – 6 DP301095 is reinstated that being Rural General.		Deferred to the hearing on mapping	
622.2		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified so that the operative zoning of Lot 2 DP 302568 is reinstated, that being Rural General or alternatively that a setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP 301095 (Mountain Range) that avoids any development within this setback.		Deferred to the hearing on mapping	
622.3		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.		Deferred to Hearing Stream Commercial	
622.4		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to include rules that require landscaping of the 20m buffer setback prior to any development within the Local Shopping Centre Zone commencing with the form of the landscaping being sufficient to screen development from the submitters' land,		Deferred to Hearing Stream Commercial	

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622.5		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited		Other	Oppose in part. The Proposed District Plan is modified to add rules that if breached trigger non-complying activity consent that ensure: - the 20m setback (noted above) only contains landscaping and therefore remains free of any buildings, structures or car parking, - the maximum height of any building or structure within 15m of the 20m setback shall not exceed 5.5m.		Deferred to Hearing Stream Commercial	
637.1		Andrew Spencer		Support	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.		Deferred to the hearing on mapping	
655.4		Bridesdale Farm Developments Limited		Oppose	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential		Deferred to the hearing on mapping	
655.4	FS1064.4	Martin MacDonald		Support	I seek that the whole of the submission be disallowed as per the reasons given in my original submissions reference numbers 451 and 454. I consider Medium Density zoning as inappropriate in this area, and that shifting of the outstanding natural landscape line and urban growth boundary line will result in significant adverse effects on the environment (both east and west of Hayes Creek) which is contrary to the principles of sustainable management.		Deferred to the hearing on mapping	
655.4	FS1071.5	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and hte existing zoning remains in place		Deferred to the hearing on mapping	
655.4	FS1340.130	Queenstown Airport Corporation		Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.		Deferred to the hearing on mapping	
678.3		Southern District Health Board		Oppose	The SDHB seeks the reinstatement of the Community Facility zone (or similar) within the Proposed Plan and over the Lakes District Hospital Site where subject to performance standards the development of the hospital site is a permitted activity, and / or Community Activities activity status is changed from discretionary to permitted in the Low Density Residential Zone.	Reject		Issue Reference 3
678.3	FS1340.25	Queenstown Airport Corporation		Not Stated	Support in part/Oppose in part - QAC supports the currently operative District Plan status for community activities.	Reject		Issue Reference 3
691.1		Aaron and Rebecca Moody		Support	Confirm 47 Erskine Street (Lot 1 DP 337268) as part of the Low Density Residential Zone.		Deferred to the hearing on mapping	
709.3		Aspiring Lifestyle Retirement Village		Support	Relief: That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.		Deferred to the hearing on mapping	
779.1		Trevor & Catherine Norman		Support	As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.		Deferred to the hearing on mapping	
790.7		Queenstown Lakes District Council		Oppose	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone		Deferred to the hearing on mapping	
790.9		Queenstown Lakes District Council		Oppose	That Lot 602 Deposited Plan 306902 located on Kerry Drive, Queenstown rezoned from Rural and Low Density Residential to entirely Low Density Residential and the consequential amendment of the Urban Growth boundary Line and ONL Line to the western boundary of this site.		Deferred to the hearing on mapping	
790.10		Queenstown Lakes District Council		Oppose	Rezone Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.		Deferred to the hearing on mapping	
790.10	FS1340.167	Queenstown Airport Corporation		Oppose	QAC submits that the proposed rezoning of this land is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act. QAC submits that the rezoning request be disallowed.	790.10	Deferred to the hearing on mapping	
1366.1		Moraine Creek Limited		Support	Rezoning on planning map 22 from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported, including in relation to Lot 1 DP 300273.		Deferred to the hearing on mapping	
828.2		Brett Giddens		Not Stated	Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to Local Shopping Centre Zone or as a secondary option, a more appropriate higher density zone such as: •High Density Residential; •Medium Density Residential; or •Another zone or amended zone that will achieve the outcomes sought in the submission. Any additional or consequential relief of the proposed plan as a result of this submission.		Deferred to the hearing on mapping	

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828.2	FS1340.154	Queenstown Airport Corporation		Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone). QAC opposes the proposed rezoning of this land to medium or high density residential and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.		Deferred to the hearing on mapping	
840.1		C & S Hansen		Not Stated	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.		Deferred to the hearing on mapping	
840.1	FS1340.158	Queenstown Airport Corporation		Not Stated	Oppose in part/Support in part - QAC remains neutral with respect to the rezoning of this area to Local Shopping Centre zone provided it does not result in the intensification of ASAN in this area. Subsequent amendments to the relevant zone chapter may be required to ensure that the occurrence of ASAN does not intensify at this site above the currently permitted levels set out in the Operative Plan (i.e. the levels prescribed in the Low Density Residential Zone).		Deferred to the hearing on mapping	
1359.5		Grant Keeley		Oppose	Rezoning 8 residential sections located at the north end of Kent Street (Queenstown) comprising 37 - 51 Kent Street Low Density Residential Zone, rather than High Density Residential Zone.		Deferred to the hearing on mapping	
1366.3		Moraine Creek Limited		Support	Supports the zoning of the submitter's land located at the corner of Wanaka-Mt Aspiring Road and Old Station Ave, legally described as Lot 1 DP 3000273 as Low Density Residential Zone and all objectives, policies and guidelines of the proposed Plan that promote the zone.	Accept in Part	Deferred to the hearing on mapping	
22.3		Raymond Walsh	7.1 Zone Purpose	Support	Supports the provision	Accept		Refer to entire s42A report
238.47		NZIA Southern and Architecture + Women Southern	7.1 Zone Purpose	Other	Supports the purpose in part.	Accept		Refer to entire s42A report
238.47	FS1107.52	Man Street Properties Ltd	7.1 Zone Purpose	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer to entire s42A report
238.47	FS1226.52	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer to entire s42A report
238.47	FS1234.52	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.1 Zone Purpose	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Refer to entire s42A report
238.47	FS1239.52	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.1 Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Refer to entire s42A report
238.47	FS1241.52	Skyline Enterprises Limited & Accommodation and Booking Agents	7.1 Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Refer to entire s42A report
238.47	FS1242.75	Antony & Ruth Stokes	7.1 Zone Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.47	FS1248.52	Trojan Holdings Limited & Beach Street Holdings Limited	7.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer to entire s42A report
238.47	FS1249.52	Tweed Development Limited	7.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer to entire s42A report
380.23		Villa delLago	7.1 Zone Purpose	Support	supports the provision	Accept		Refer to entire s42A report
389.2		Body Corporate 22362	7.1 Zone Purpose	Support	supports the provision	Accept		Refer to entire s42A report

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524.14		Ministry of Education	7.1 Zone Purpose	Not Stated	Support in part Retain	Accept		Issue Reference 3
22.4		Raymond Walsh	7.2 Objectives and Policies	Support	Supports the provision	Accept in Part		Refer to entire s42A report
230.1		Loris King	7.2 Objectives and Policies	Oppose	Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following objectives: 7.2.3 Allow higher housing densities 7.2.4 Allow low rise discrete infill housing 7.2.9 Generally discourage commercial development except where it is small...	Accept in Part		Issue Reference 1
230.1	FS1251.4	Varina Pty Limited	7.2 Objectives and Policies	Oppose	Opposes in part. The submitter opposes as it relates to matters on the Low Density Residential and Medium Density Residential Zones. The submitter considers that allowing for higher density housing, visitor accommodation and commercial activities in the residential zones of Wanaka is important to cater for growing population and tourist numbers.	Accept in Part		Issue Reference 1
389.3		Body Corporate 22362	7.2 Objectives and Policies	Support	supports the provision	Accept in Part		Refer to entire s42A report
391.2		Sean & Jane McLeod	7.2 Objectives and Policies	Support	Generally supports the objectives and policies of the Low density residential zone	Accept in Part		Refer to entire s42A report
798.29		Otago Regional Council	7.2 Objectives and Policies	Oppose	Effects of development on Public Transport: Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.	Reject		Issue Reference 5
378.23		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	7.2.1 Objective 1.	Support	Supports Objective 7.2.1 and associate Policies 7.2.1.1 to 7.2.1.2. Retain as notified.	Accept in Part		Issue Reference 1
378.23	FS1049.23	LAC Property Trustees Limited	7.2.1 Objective 1.	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		Issue Reference 1
378.23	FS1095.23	Nick Brasington	7.2.1 Objective 1.	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Issue Reference 1
435.4		Catherine Fallon	7.2.1 Objective 1.	Support	Supports the provision	Accept in Part		Issue Reference 1
719.31		NZ Transport Agency	7.2.1.1.	Support	Retain Policy 7.2.1.1 as proposed	Accept in Part		Issue Reference 1
571.7		Totally Tourism Limited	7.2.1.3	Oppose	Oppose Policy 7.2.1.3 as it relates to visitor accommodation.		Out of scope not within Stage 1 of the PDP	
1366.11		Moraine Creek Limited	7.2.1.3	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
110.5		Alan Cutler	7.2.2 Objective 2	Support	Supports provisions that will facilitate infill housing i.e. reducing the lot sizes.	Accept in Part		Issue Reference 1
144.4		Paul Sherriff	7.2.2 Objective 2	Other	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept in Part		Issue Reference 1
159.15		Karen Boulay	7.2.2 Objective 2	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
169.1		Tim Proctor	7.2.2 Objective 2	Support	retain objective 7.2.2 and policy 7.2.2.1	Accept in Part		Issue Reference 1
371.1		Camilla Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
372.1		Keith Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
374.1		Judith Stewart	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
435.3		Catherine Fallon	7.2.2 Objective 2	Support	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.	Accept in Part		Issue Reference 1
144.5		Paul Sherriff	7.2.2.2	Other	supports the provision, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept in Part		Issue Reference 1

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206.1		Lindsay Jackson	7.2.2.2	Support	Supports objective 7.2.2.2, however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.	Accept in Part		Issue Reference 1
206.1	FS1063.46	Peter Fleming and Others	7.2.2.2	Support	All be allowed	Accept		Issue Reference 1
206.1	FS1274.26	John Thompson and MacFarlane Investments Limited	7.2.2.2	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Reject		Issue Reference 1
208.27		Pounamu Body Corporate Committee	7.2.2.2	Oppose	Amend as follows: <i>Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of views to the lake from Frankton Road, amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.</i>	Accept in Part		Issue Reference 2
208.27	FS1242.28	Antony & Ruth Stokes	7.2.2.2	Oppose	Believes that the proposed High Density Residential Objectives, Policies and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.		Deferred to Hearing Stream Residential	Deferred to High Density Residential Chapter
383.13		Queenstown Lakes District Council	7.2.3 Objective 3.	Other	Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: 'achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods'	Accept in Part		Issue Reference 1
433.51		Queenstown Airport Corporation	7.2.3 Objective 3.	Other	Amend the objective as follows: Objective 7.2.3 <i>Allow higher housing densities than typical in the zone provided that it:</i> •retains a low rise built form; and •responds appropriately and sensitively to the context and character of the locality; and, <i>does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.</i>	Accept		Issue Reference 1
433.51	FS1077.33	Board of Airline Representatives of New Zealand (BARNZ)	7.2.3 Objective 3.	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept		Issue Reference 1
433.51	FS1097.337	Queenstown Park Limited	7.2.3 Objective 3.	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.51	FS1117.100	Remarkables Park Limited	7.2.3 Objective 3.	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
435.5		Catherine Fallon	7.2.3 Objective 3.	Support	Supports the provision	Accept in Part		Issue Reference 1
117.3		Maggie Lawton	7.2.3.3	Other	Questioned methods to encourage and regulate activities such as rainwater tanks and composting toilets.	Reject		District Plan is silent on these matters. Rainwater tanks are included within the definition of buildings mostly and therefore are subject to the applicable DP standards
117.30		Maggie Lawton	7.2.4 Objective 4	Other	Council should be able to identify now where in-fill is to be allowed	Accept in Part		Infill allowed on sites in LDRZ where meet site criteria
159.16		Karen Boulay	7.2.4 Objective 4	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
169.2		Tim Proctor	7.2.4 Objective 4	Support	retain the objective 7.2.4 and policy 7.2.4.1	Accept in Part		Issue Reference 1
433.52		Queenstown Airport Corporation	7.2.4 Objective 4	Other	Insert a new policy as follows: Policy 7.2.4.2 <i>Discourage infill development of Activities Sensitive to Aircraft Noise within the Outer Control Noise Boundary on land around Queenstown Airport.</i>	Accept		Right of reply

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433.52	FS1077.34	Board of Airline Representatives of New Zealand (BARNZ)	7.2.4 Objective 4	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept		Right of reply
433.52	FS1097.338	Queenstown Park Limited	7.2.4 Objective 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.52	FS1117.101	Remarkables Park Limited	7.2.4 Objective 4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
238.48		NZIA Southern and Architecture + Women Southern	7.2.5 Objective 5	Other	Supports the provision in part. Queries who determines the "sensitivity to the existing character"?	Reject		The decision maker
238.48	FS1107.53	Man Street Properties Ltd	7.2.5 Objective 5	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 1
238.48	FS1226.53	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.2.5 Objective 5	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 1
238.48	FS1234.53	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.2.5 Objective 5	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 1
238.48	FS1239.53	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.2.5 Objective 5	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 1
238.48	FS1241.53	Skyline Enterprises Limited & Accommodation and Booking Agents	7.2.5 Objective 5	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 1
238.48	FS1242.76	Antony & Ruth Stokes	7.2.5 Objective 5	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.48	FS1248.53	Trojan Holdings Limited & Beach Street Holdings Limited	7.2.5 Objective 5	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.48	FS1249.53	Tweed Development Limited	7.2.5 Objective 5	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
117.31		Maggie Lawton	7.2.6 Objective 6	Support	objective should also cater for people being able to walk or cycle rather than drive	Accept in Part		Issue Referene 5
435.6		Catherine Fallon	7.2.6 Objective 6	Support	supports the provision	Accept in Part		Issue Reference 3
438.4		New Zealand Fire Service	7.2.6 Objective 6	Other	Objective 7.2.6 - Requests that the term "emergency service facilities" is added to objective 7.2.6 . Amend objective 7.2.6 to read: "Provide for community activities and facilities, and emergency service facilities that are generally best located in a residential environment close to residents." Policy 7.2.6.1 - amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: "Enable the establishment of community activities and facilities and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."	Reject		Issue Reference 3
524.15		Ministry of Education	7.2.6 Objective 6	Support	Retain	Accept in Part		Issue Reference 3

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524.16		Ministry of Education	7.2.6.1	Support	Retain	Accept in Part		Issue Reference 3
524.17		Ministry of Education	7.2.6.2	Support	Retain	Accept in Part		Issue Reference 3
524.18		Ministry of Education	7.2.6.3	Support	Retain	Accept in Part		Issue Reference 3
238.49		NZIA Southern and Architecture + Women Southern	7.2.7 Objective 7	Support	Requests addition of cycle ways to maps.		Deferred to the hearing on mapping	
238.49	FS1107.54	Man Street Properties Ltd	7.2.7 Objective 7	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.49	FS1226.54	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.2.7 Objective 7	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.49	FS1234.54	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.2.7 Objective 7	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.49	FS1239.54	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.2.7 Objective 7	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.49	FS1241.54	Skyline Enterprises Limited & Accommodation and Booking Agents	7.2.7 Objective 7	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.49	FS1242.77	Antony & Ruth Stokes	7.2.7 Objective 7	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.49	FS1248.54	Trojan Holdings Limited & Beach Street Holdings Limited	7.2.7 Objective 7	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.49	FS1249.54	Tweed Development Limited	7.2.7 Objective 7	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
378.24		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	7.2.7 Objective 7	Support	Supports Objective 7.2.7 and associated Policies 7.2.7.1 to 7.2.7.2 and 7.2.7.3. Retain as notified.	Accept in Part		Issue Reference 5
378.24	FS1049.24	LAC Property Trustees Limited	7.2.7 Objective 7	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		Issue Reference 5
378.24	FS1095.24	Nick Brasington	7.2.7 Objective 7	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		Issue Reference 5
435.7		Catherine Fallon	7.2.7 Objective 7	Support	supports the provision	Accept		Issue Reference 5
719.32		NZ Transport Agency	7.2.7 Objective 7	Support	Retain 7.2.7 Objective as proposed.	Accept		Issue Reference 5
805.46		Transpower New Zealand Limited	7.2.7 Objective 7	Other	Support with amendments. Amend to: Ensure development efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid and roading networks.	Reject		Issue Reference 5
805.46	FS1211.28	New Zealand Defence Force	7.2.7 Objective 7	Support	Agrees that this provision appropriately provides for and protects regionally significant infrastructure.	Reject		Issue Reference 5
805.46	FS1340.26	Queenstown Airport Corporation	7.2.7 Objective 7	Support	Support in Part - QAC supports the proposed amendments. It is appropriate to take into consideration the potential adverse effects of urban growth and development on regionally significant infrastructure. QAC proposed the following alternative wording: Ensure development efficiently utilises existing infrastructure and avoids, remedies or mitigates the adverse effects on the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid and roading networks.	Accept		Right of reply

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
110.7		Alan Cutler	7.2.7.2	Other	supports in part. Requests incentives to encourage initiatives. Where development within the LDR installs an on-site Storm water management system then rates relief should be given and charges against that property for the QLDC SW network should be waived.		Out of scope outside TLA/DP function	
117.32		Maggie Lawton	7.2.7.2	Support	Sufficient land must be provided for an on-site stormwater system so that it should not impact on on-site or neighbouring natural waterways and wetlands	Reject		This would be assessed on a site by site basis by Council's Engineers
438.5		New Zealand Fire Service	7.2.7.2	Support	Retain Policy 7.2.7.2 as notified.	Accept		Issue Reference 5
117.33		Maggie Lawton	7.2.7.3	Support	consider inclusion of ecological corridors in this policy	Reject		Ecological corridors are not included within the District Plan and are therefore not defined
719.33		NZ Transport Agency	7.2.7.3	Other	Amend Amend Policy 7.2.7.3 as follows: Development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).	Accept		Issue Reference 5
383.14		Queenstown Lakes District Council	7.2.8 Objective 8	Other	Delete the note.		Out of scope not within Stage 1 of the PDP	
383.14	FS1186.7	Contact Energy Limited	7.2.8 Objective 8	Support	Support in part. A further definition for 'Critical Infrastructure' is needed. These are; infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities within the Queenstown Lakes District and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure.		Out of scope not within Stage 1 of the PDP	
383.14	FS1340.20	Queenstown Airport Corporation	7.2.8 Objective 8	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.		Out of scope not within Stage 1 of the PDP	
571.8		Totally Tourism Limited	7.2.8 Objective 8	Oppose	Oppose Objective 7.2.8 and associated Policies 7.2.8.1 and 7.2.8.2 as they relate to visitor accommodation.		Out of scope not within Stage 1 of the PDP	
1366.12		Moraine Creek Limited	7.2.8 Objective 8	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
1366.13		Moraine Creek Limited	7.2.8.1	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
1366.14		Moraine Creek Limited	7.2.8.2	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
269.9		David Barton	7.2.9 Objective 9	Support in part	Support in Part - Add an additional policy: "Policy 7.2.9.5: Commercial activity that encourages walking, less car use, increases sense of community and provides amenity to the local residents should be supported."	Reject		Issue Reference 3
335.7		Nic Blennerhassett	7.2.9 Objective 9	Support	Support. the objective recognises that working from home is becoming more common. The rules governing this appear appropriate.	Accept		Issue Reference 3
269.7		David Barton	7.2.9.2	Oppose	Amend policy 7.2.9.2 to remove the 100m2 gross floor area limit for commercial development.	Accept		Issue Reference 3
269.8		David Barton	7.2.9.3	Oppose	Amend policy 7.2.9.3 to support adverse noise effects if they are controlled (for example by sound-proofing or hours of operation).	Accept in Part		Issue Reference 3
24.1		Hayden Tapper	7.2.10	Support	Supports objective as it relates to the submitters property.	Accept		Issue Reference 4
35.2		Keith Hubber Family Trust No 2	7.2.10	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 4
36.3		Malcolm, Anna McKellar, Stevenson	7.2.10	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 4

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
43.2		KE & HM, RD Hamlin, Liddell	7.2.10	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 4
117.34		Maggie Lawton	7.2.10	Support	Wording "as necessary" is ambiguous. Questioned if is there an internal decibel level that is required to be met?	Accept		Refer to notified rules 7.5.3 and 7.5.4
141.5		Barbara Williams	7.2.10	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 4
144.6		Paul Sherriff	7.2.10	Other	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.	Accept		Issue Reference 2
206.2		Lindsay Jackson	7.2.10	Not Stated	Supports 7.2.10 however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.	Accept		Issue Reference 2
206.2	FS1063.47	Peter Fleming and Others	7.2.10	Support	All be allowed	Accept		Issue Reference 2
206.2	FS1274.27	John Thompson and MacFarlane Investments Limited	7.2.10	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept in Part		Issue Reference 2
433.53		Queenstown Airport Corporation	7.2.10	Other	Amend the policy as follows: Policy 7.2.10.1 <i>Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.</i>	Accept in Part		Issue Reference 1
433.53	FS1077.35	Board of Airline Representatives of New Zealand (BARNZ)	7.2.10	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept in Part		Issue Reference 1
433.53	FS1097.339	Queenstown Park Limited	7.2.10	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.53	FS1117.102	Remarkables Park Limited	7.2.10	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
485.3		Joanne Phelan and Brent Herdson	7.2.10	Not Stated	Adopt Objective 7.2.10 as it relates to our property.	Accept		Issue Reference 1 and 4
719.34		NZ Transport Agency	7.2.10	Other	Amend Add an additional policy to 7.2.10 Objective as follows: 7.2.10.3 Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway road noise effects area are designed to meet internal sound levels of AS/NZ 2107:2000	Accept in Part		Issue Reference 4
433.54		Queenstown Airport Corporation	7.2.10.2	Other	Amend the policy as follows: Policy 7.2.10.2 <i>Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.</i>	Accept in Part		Issue Reference 1
433.54	FS1077.36	Board of Airline Representatives of New Zealand (BARNZ)	7.2.10.2	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Accept in Part		Issue Reference 1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.54	FS1097.340	Queenstown Park Limited	7.2.10.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
433.54	FS1117.103	Remarkables Park Limited	7.2.10.2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Issue Reference 1
719.35		NZ Transport Agency	7.4.10.2	Other	Amend Rule 7.4.10.2 as follows: • Parking and access: safety, and efficiency of the roading network, and impacts to on-street parking and neighbours	Reject		Issue Reference 4
22.5		Raymond Walsh	7.3 Other Provisions and Rules	Support	Supports the provision	Accept		Refer to entire s42A report
805.47		Transpower New Zealand Limited	7.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		Chapter 30 is of no greater weight than the other District Wide chapters and so does not require particular reference above the other chapters
22.6		Raymond Walsh	7.4 Rules - Activities	Support	Supports the provision	Accept in Part		Refer to entire s42A report
169.3		Tim Proctor	7.4.9	Support	retain the rule	Accept in Part		Issue Reference 1
230.2		Loris King	7.4 Rules - Activities	Oppose	Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following Rules - Activities: 7.4.10.2 7.4.18 7.5.6 7.5.8.1 7.5.8.2 7.5.8.3 7.5.15 Believes the minimum size for sections in the Low Density Residential Zone should not be below 600m2.	Reject		Issue Reference 1
230.2	FS1251.5	Varina Pty Limited	7.4 Rules - Activities	Oppose	Opposes in part. The submitter opposes as it relates to matters on the Low Density Residential and Medium Density Residential Zones. The submitter considers that allowing for higher density housing, visitor accommodation and commercial activities in the residential zones of Wanaka is important to cater for growing population and tourist numbers.	Accept		Issue Reference 1
383.15		Queenstown Lakes District Council	7.4 Rules - Activities	Oppose	Delete Rule 7.4.11	Accept in Part		Issue Reference 1
383.15	FS1077.12	Board of Airline Representatives of New Zealand (BARNZ)	7.4 Rules - Activities	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Accept in Part		Issue Reference 1
383.16		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to delete the reference to "residential flat"	Accept		Issue Reference 1
383.17		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to delete the reference to "residential flat"	Accept		Issue Reference 1
383.18		Queenstown Lakes District Council	7.4 Rules - Activities	Other	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Accept		Issue Reference 1
427.1		MR & SL Burnell Trust	7.4 Rules - Activities	Oppose	The activity status of three or more residential units per site should be amended from Restricted Discretionary to Discretionary Activity to enable persons who may be affected by development opportunities to submit on a publicly or limited notified application	Reject		Issue Reference 5

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.55		Queenstown Airport Corporation	7.4 Rules - Activities	Other	Insert a new Rule to Table 7.4 as follows: Rule 7.4.X Activities located in the Low Density Residential Zone Any Activity Sensitive to Aircraft Noise that does not comply with Standards 7.5.3 and 7.5.4. Activity Status NC	Reject		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1077.37	Board of Airline Representatives of New Zealand (BARNZ)	7.4 Rules - Activities	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.	Reject		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1097.341	Queenstown Park Limited	7.4 Rules	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
433.55	FS1117.104	Remarkables Park Limited	7.4 Rules	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Not required. Rules 7.5.3 and 7.5.4 already have NC status in the PDP
571.11		Totally Tourism Limited	7.4.1	Oppose	Oppose Rule 7.4.1. unlisted activities being non complying	Reject		Issue Reference 6
1366.17		Moraine Creek Limited	7.4.1	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
438.6		New Zealand Fire Service	7.4.2	Support	Retain 7.4.2 as notified.	Accept		Refer to entire s42A report
438.7		New Zealand Fire Service	7.4.8	Not Stated	Retain 7.4.8 as notified	Accept in Part		Issue Reference 3
524.19		Ministry of Education	7.4.8	Oppose	Relief sought: Change the activity status of community activities and facilities to permitted.	Reject		Issue Reference 3
524.19	FS1340.24	Queenstown Airport Corporation	7.4.8	Not Stated	Support in part/Oppose in part - QAC supports the currently operative District Plan status for community activities.	Reject		Issue Reference 3
159.17		Karen Boulay	7.4.9	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
166.1		Aurum Survey Consultants	7.4.9	Oppose	Delete rule 7.4.9. Allow one dwelling per 300 m ² in line with rule 7.5.6, but make it a controlled activity for more than one dwelling per site. Delete rule 7.4.10.	Accept in Part		Issue Reference 1
358.1		Melissa Vining	7.4.9	Support	Support provision 7.4.9.2, two dwellings, residential units or residential flats or less per site as a permitted activity. Seeks that this provision be upheld as notified	Accept in Part		Issue Reference 1
159.18		Karen Boulay	7.4.10	Oppose	Oppose enabling more potential for infill via changes to density control and residential flat conditions.	Accept in Part		Issue Reference 1
238.50		NZIA Southern and Architecture + Women Southern	7.4.10	Other	Questions first matter of Discretion.	Accept in Part		Issue Reference 1
238.50	FS1107.55	Man Street Properties Ltd	7.4.10	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 1
238.50	FS1226.55	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 1

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238.50	FS1234.55	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.4.10	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 1
238.50	FS1239.55	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.4.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 1
238.50	FS1241.55	Skyline Enterprises Limited & Accommodation and Booking Agents	7.4.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 1
238.50	FS1242.78	Antony & Ruth Stokes	7.4.10	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.50	FS1248.55	Trojan Holdings Limited & Beach Street Holdings Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 1
238.50	FS1249.55	Tweed Development Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 1
238.52		NZIA Southern and Architecture + Women Southern	7.4.10	Other	Supports in part. Requests insertion of provisions for minimum outdoor living space as detailed in the operative district plan, replicated below. viii Outdoor Living Space (a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be: 36m ² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m ² contained in one area with a minimum dimension of 2m at any above ground floor level	Reject		Issue Reference 2
238.52	FS1107.57	Man Street Properties Ltd	7.4.10	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.52	FS1226.57	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.52	FS1234.57	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.4.10	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.52	FS1239.57	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.4.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.52	FS1241.57	Skyline Enterprises Limited & Accommodation and Booking Agents	7.4.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.52	FS1242.80	Antony & Ruth Stokes	7.4.10	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.52	FS1248.57	Trojan Holdings Limited & Beach Street Holdings Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.52	FS1249.57	Tweed Development Limited	7.4.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
406.1		Graeme Morris Todd	7.4.10	Oppose	Opposes Rule 7.4.10 allowing for 3 or more residential units as a Restricted Discretionary Activity. Requests this be amended to a Discretionary Activity.	Reject		Issue Reference 1
406.1	FS1261.1	Bridesdale Farm Developments Limited	7.4.10	Oppose	Disallow the submission and retain Rule 7.4.10 as notified.	Accept in Part		Issue Reference 1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
24.5		Hayden Tapper	7.4.11	Oppose	Completely opposes the Rule. Requests deletion of rule. Provide exemption which provides for two dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other rules) to achieve the same residential density allowance that applies under the operative district plan for properties in the Air Noise Boundaries.	Accept in Part		Issue Reference 1
24.5	FS1077.1	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
24.5	FS1340.15	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept		Issue Reference 1
35.1		Keith Hubber Family Trust No 2	7.4.11	Oppose	opposes rule 7.4.11 completely. Delete rule 7.4.11 and provide an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other rules) as provided for by the operative district plan.	Accept in Part		Issue Reference 1
35.1	FS1077.2	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
35.1	FS1340.16	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
36.1		Malcolm, Anna McKellar, Stevenson	7.4.11	Oppose	Opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.	Accept in Part		Issue Reference 1
36.1	FS1077.3	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
36.1	FS1340.17	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
43.1		KE & HM, RD Hamlin, Liddell	7.4.11	Oppose	opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.	Accept in Part		Issue Reference 1
43.1	FS1077.4	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
43.1	FS1340.18	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
141.4		Barbara Williams	7.4.11	Oppose	Opposes Rule 7.4.11 and requests this rule be deleted. Requests exemption that provides for two residential dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other applicable rules) as provided for by the residential density allowance of the operative district plan.	Accept in Part		Issue Reference 1
141.4	FS1077.10	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
141.4	FS1340.19	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
271.11		Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Support	BARNZ supports making development within the Air Noise Boundary which is greater than one dwelling, unit or flat per site non-complying.	Reject		Issue Reference 1
271.11	FS1117.31	Remarkables Park Limited	7.4.11	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
271.11	FS1097.114	Queenstown Park Limited	7.4.11	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
485.1		Joanne Phelan and Brent Herdson	7.4.11	Oppose	Opposes Rule 7.4.11 and seek this rule is deleted. Delete Rule 7.4.11 in its entirety.	Accept in Part		Issue Reference 1
485.1	FS1077.51	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
485.1	FS1340.21	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
555.3		Scott Freeman & Bravo Trustee Company Limited	7.4.11	Oppose	Delete Rule 7.4.11 in its entirety.	Accept in Part		Issue Reference 1
555.3	FS1077.52	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
555.3	FS1340.22	Queenstown Airport Corporation	7.4.11	Not Stated	Support in part/Oppose in part - QAC supports the retention of existing development rights and outcomes established under PC35 insofar as it relates to residential activity within the Low Density Residential Zone. QAC opposes the outright deletion of this rule until such a time that Rule 7.5.6 is amended to reflect that residential development within the ANB shall only be permitted at a rate of one dwelling per 450m2. Deleting Rule 7.4.11 without a subsequent amendment to Rule 7.5.6 would increase the density of residential activity within the ANB which is counter to the management approach adopted by PC35.	Accept in Part		Issue Reference 1
834.2		Helen McPhail	7.4.11	Not Stated	Delete 7.4.11.	Accept in Part		Issue Reference 1
834.2	FS1077.73	Board of Airline Representatives of New Zealand (BARNZ)	7.4.11	Oppose	Confirm the non-complying status for development greater than one dwelling per site in the ANB.	Reject		Issue Reference 1
433.56		Queenstown Airport Corporation	7.4.12	Other	Amend the rule as follows: <i>Control is reserved to:</i> <i>The acoustic treatment requirements in Rule 7.5.3 and 7.5.4.</i>		Out of scope not within Stage 1 of the PDP	
433.56	FS1077.38	Board of Airline Representatives of New Zealand (BARNZ)	7.4.12	Support	BARNZ supports the various amendments sought by Queenstown Airport Corporation being made.		Out of scope not within Stage 1 of the PDP	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.56	FS1097.342	Queenstown Park Limited	7.4.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Out of scope not within Stage 1 of the PDP	
433.56	FS1117.105	Remarkables Park Limited	7.4.12	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.		Out of scope not within Stage 1 of the PDP	
345.5		(K)John McQuilkin	7.4.21	Other	Supports with the following amendments: <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 90 nights per calendar year</i> <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		Out of scope not within Stage 1 of the PDP	
345.5	FS1059.63	Erna Spijkerbosch	7.4.21	Oppose	All visitor accommodation should be treated as commercial venture and therefore subject to same regulations as motels etc		Out of scope not within Stage 1 of the PDP	
391.3		Sean & Jane McLeod	7.4.21	Other	That the discrepancy between single level residential units and multi story residential units for use as VA be adressed in all sections of the district plan where it appears.		Out of scope not within Stage 1 of the PDP	
571.9		Totally Tourism Limited	7.4.21	Oppose	Oppose Rule 7.4.21.		Out of scope not within Stage 1 of the PDP	
1366.15		Moraine Creek Limited	7.4.21	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
345.6		(K)John McQuilkin	7.4.22	Other	Supports with the following amendments: <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 90 days nights but less than 180 nights per calendar year [...]</i> <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		Out of scope not within Stage 1 of the PDP	
345.6	FS1059.64	Erna Spijkerbosch	7.4.22	Oppose	All visitor accommodation should be treated as commercial venture and therefore subject to same regulations as motels etc.		Out of scope not within Stage 1 of the PDP	
571.10		Totally Tourism Limited	7.4.22	Oppose	Oppose Rule 7.4.22.		Out of scope not within Stage 1 of the PDP	
719.36		NZ Transport Agency	7.4.22	Other	Amend Rule 7.4.22 as follows: • Parking and access: safety; and efficiency of the roading network, and impacts to on-street parking and neighbours		Out of scope not within Stage 1 of the PDP	
1366.16		Moraine Creek Limited	7.4.22	Oppose	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent		Out of scope not within Stage 1 of the PDP	
22.7		Raymond Walsh	7.5 Rules - Standards	Support	supports the provision	Accept in Part		Refer to entire s42A report
169.4		Tim Proctor	7.5 Rules - Standards	Other	retain the objective and policy	Accept in Part		Refer to entire s42A report
208.28		Pouanamu Body Corporate Committee	7.5 Rules - Standards	Oppose	Retain Rules 7.5.1 and 7.5.2 as they relate to Queenstown residential areas, but reinsert Rule 7.5.2(xix)(a) of the Operative Plan.	Accept in Part		Issue Reference 2

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358.2		Melissa Vining	7.5 Rules - Standards	Support	Support Section 7.5 and seek that this section is upheld in its entirety.	Accept in Part		Refer entire s42A report
383.19		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend heading to delete "applicable to flat sites only" and instead state "Recession plane (including accessory buildings)"	Accept in Part		Issue Reference 2
383.19	FS1215.2	Goldridge Resort Limited	7.5 Rules - Standards	Oppose	Seeks that this submission be disallowed. The application of such controls would be detrimental to the future development of the existing Low Density Residential Zone and Visitor Accommodation Sub-Zones at a period when Queenstown is experiencing a significant visitor bed shortage during peak visitor seasons. Council should in fact look at enabling height up to 12m in the identified Low Density Residential Zone Visitor Accommodation Sub-Zones to provide for hotel development in these existing identified and consolidated areas that anticipate larger scale visitor accommodation development.	Accept in Part		Issue Reference 2
383.19	FS1223.1	Manor Holdings Limited & Body Corporate	7.5 Rules - Standards	Oppose	Believes that the submitter has provided no analysis or evidence. Agrees that the application of controls would be detrimental to the future development of the existing Low Density Residential Zone and particularly the Visitor Accommodation Sub-Zones. Seeks that the Council should enable height within the area to provide accommodation development. Seeks that this submission be disallowed.	Accept in Part		Issue Reference 2
383.19	FS1251.9	Varina Pty Limited	7.5 Rules - Standards	Oppose	Opposes in part. The submitter opposes with respect to applying recession planes on sloping sites in the Low Density Residential Zone. Recession planes on sloping sites can severely restrict the available building envelope and it is submitted that there is no justification for sloping sites in the Low Density Residential Zone to be subject to recession plane controls. Assures that no evidence has been provided by the submitter that the monitoring of the operative provisions that exclude sloping sites from recession plane requirements has been ineffective or inefficient.	Accept in Part		Issue Reference 2
383.20		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend to add a second bullet point under 'except for' which says: 'Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximum density shall be 1 unit per 450m2 net site area'	Accept in Part		Issue Reference 1
383.20	FS1077.13	Board of Airline Representatives of New Zealand (BARNZ)	7.5 Rules - Standards	Support	Make the change requested by QLDC	Accept in Part		Issue Reference 1
383.21		Queenstown Lakes District Council	7.5 Rules - Standards	Other	Amend to correct spelling mistake in word "compliance".	Accept		Refer entire s42A report
60.3		Mike Hansen	7.5.1	Support	The Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Low Density Residential Zone of "Old Frankton" in particular.	Reject		Issue Reference 2
67.3		Keith Syme	7.5.1	Support	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding building heights for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.2		A M Mavora MacKenzie	7.5.1	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.1		Rupert & Elizabeth Le Berne Illes	7.5.1	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.3		Paul Sherriff	7.5.1	Oppose	Maintain the current rules as outlined in the operative district plan for building height		Out of scope not within Stage 1 of the PDP	
148.4		Jack and Valerie Hamilton	7.5.1	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
206.5		Lindsay Jackson	7.5.1	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.5	FS1063.50	Peter Fleming and Others	7.5.1	Support	All be allowed	Reject		Issue Reference 2
206.5	FS1125.10	New Zealand Fire Service	7.5.1	Oppose	Disallow. The Commission supports this provision as it was notified. While a fire station can be designed to meet an 8.5m height limit, to best meet operational requirements greater height is desirable as is proposed in the Plan for the Queenstown Town Centre.	Accept		Issue Reference 2
206.5	FS1274.30	John Thompson and MacFarlane Investments Limited	7.5.1	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2
438.8		New Zealand Fire Service	7.5.1	Other	The NZFS wishes to exempt drying towers from this rule. Amend to state: <i>Exemption: Fire station towers are exempt from this rule</i>	Reject		Issue Reference 3
238.51		NZIA Southern and Architecture + Women Southern	7.5.1.4	Other	Supports the rule in part. Requests consideration to scenario where first house is less than 5.5m high the second house can be taller. Requests diagram to illustrate point 'c'.	Reject		Issue Reference 2
238.51	FS1107.56	Man Street Properties Ltd	7.5.1.4	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
238.51	FS1226.56	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.1.4	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.51	FS1234.56	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.1.4	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.51	FS1239.56	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.1.4	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.51	FS1241.56	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.1.4	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.51	FS1242.79	Antony & Ruth Stokes	7.5.1.4	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.51	FS1248.56	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.1.4	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.51	FS1249.56	Tweed Development Limited	7.5.1.4	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
66.1		Keith Syme	7.5.2	Oppose	I submit that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
72.2		Kelvin Peninsula Community Association	7.5.2	Other	Supports general concepts of low density to become gentle density.	Accept		Issue Reference 1
72.2	FS1352.15	Kawarau Village Holdings Limited	7.5.2	Support	Allow relief sought	Accept		Issue Reference 1
83.1		A M Mavora MacKenzie	7.5.2	Other	that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
144.7		Paul Sherriff	7.5.2	Other	Retain Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.		Out of scope not within Stage 1 of the PDP	
148.1		Jack and Valerie Hamilton	7.5.2	Other	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub-Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
158.1		Mary Paul	7.5.2	Oppose	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
158.2		Mary Paul	7.5.2	Oppose	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		Out of scope not within Stage 1 of the PDP	
166.2		Aurum Survey Consultants	7.5.2	Oppose	Delete both rules 7.5.1.4 and 7.5.2.3.	Reject		Issue Reference 2
206.10		Lindsay Jackson	7.5.2	Other	Requests that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to building height for the Frankton VA Subzone at Lake Avenue & Yewlett Crescent be incorporated in any district plan adopted by Council.		Out of scope not within Stage 1 of the PDP	
206.10	FS1063.55	Peter Fleming and Others	7.5.2	Support	All be allowed		Out of scope not within Stage 1 of the PDP	
206.10	FS1274.35	John Thompson and MacFarlane Investments Limited	7.5.2	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.		Out of scope not within Stage 1 of the PDP	
389.4		Body Corporate 22362	7.5.2	Other	That rule 7.5.2.2 be changed back to a Maximum of 8 metres. Also 7.5.2.3.d to match the existing QLDCPD the 8 m height error should be corrected to 7 m.	Reject		Notified height in 7.5.2.2 is consistent with ODP.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
391.4		Sean & Jane McLeod	7.5.2	Other	That the height limit on sloping ground be 8 metres that the non compliance for a second unit becomes discretionary rather than non-complying Delete the 5.5m limit for an additional unit. If kept, change to "restricted discretionary" as an 8m building may have no effect on some sites. Also 7.5.2.3.(d) to match the existing QLDCPD the 8 m height error should be corrected to 7 m	Accept in Part		Issue Reference 2
391.4	FS1207.4	Bridget Mary Rennie	7.5.2	Support	States that land is less than 1km from Town Centre, therefore can no longer be regarded Rural. Believes that 4000sqm is too large to consider due to the expensive up keep. Suggests that there could be a different Rural residential (4000m2) and a large lot (2000m2) with enough space to plant trees and be away from neighborhoods, in order to maintain tranquility and birdlife.		Deferred to Hearing Stream Residential	Deferred to Large Lot Residential chapter
438.9		New Zealand Fire Service	7.5.2	Not Stated	The NZFS wishes to exempt drying towers from this rule. Amend to state: <i>Exemption: Fire station towers are exempt from this rule</i>	Reject		Issue Reference 3
110.6		Alan Cutler	7.5.2.3	Other	requests rule to acknowledge aspect and topography which may allow additional height without adverse effects.	Accept in Part		Issue Reference 2
110.6	FS1059.16	Erna Spijkerbosch	7.5.2.3	Support	Support	Accept in Part		Issue Reference 2
169.5		Tim Proctor	7.5.2.3	Other	Amend rule/ standard 7.5.2.3 to enable infill dwellings to exceed 5.5 m in height where the floor level of that dwelling is significantly lower than that of the existing dwelling.	Accept in Part		Issue Reference 2
24.2		Hayden Tapper	7.5.3	Support	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.	Accept		Issue Reference 1 and 4
35.3		Keith Hubber Family Trust No 2	7.5.3	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
36.4		Malcolm, Anna McKellar, Stevenson	7.5.3	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 1 and 4
43.3		KE & HM, RD Hamlin, Liddell	7.5.3	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 1 and 4
141.1		Barbara Williams	7.5.3	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
271.12		Board of Airline Representatives of New Zealand (BARNZ)	7.5.3	Support	Support.	Accept		Issue Reference 1 and 4
271.12	FS1117.32	Remarkables Park Limited	7.5.3	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
271.12	FS1097.115	Queenstown Park Limited	7.5.3	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.57		Queenstown Airport Corporation	7.5.3	Support	Retain the standard as notified.	Accept		Issue Reference 1 and 4
433.57	FS1097.343	Queenstown Park Limited	7.5.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.57	FS1117.106	Remarkables Park Limited	7.5.3	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
485.4		Joanne Phelan and Brent Herdson	7.5.3	Not Stated	Adopt Rule 7.5.3 as it relates to the submitters property.	Accept		Issue Reference 1 and 4
24.3		Hayden Tapper	7.5.4	Support	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.	Accept		Issue Reference 1 and 4
35.4		Keith Hubber Family Trust No 2	7.5.4	Support	supports objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
36.5		Malcolm, Anna McKellar, Stevenson	7.5.4	Support	supports the provision as it relates to the submitters property.	Accept		Issue Reference 1 and 4
43.4		KE & HM, RD Hamlin, Liddell	7.5.4	Support	supports the provision as it relates to the submitters property	Accept		Issue Reference 1 and 4
141.2		Barbara Williams	7.5.4	Support	supports the objective as it relates to the submitters property.	Accept		Issue Reference 1 and 4
271.13		Board of Airline Representatives of New Zealand (BARNZ)	7.5.4	Support	Support.	Accept		Issue Reference 1 and 4
271.13	FS1117.33	Remarkables Park Limited	7.5.4	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
271.13	FS1097.116	Queenstown Park Limited	7.5.4	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
433.58		Queenstown Airport Corporation	7.5.4	Other	Retain the standard as notified.	Accept		Issue Reference 1 and 4
433.58	FS1097.344	Queenstown Park Limited	7.5.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.58	FS1117.107	Remarkables Park Limited	7.5.4	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1 and 4
485.5		Joanne Phelan and Brent Herdson	7.5.4	Not Stated	Adopt Rule 7.5.4 as it relates to the submitters property.	Accept		Issue Reference 1 and 4
249.10		Willowridge Developments Limited	7.5.5	Oppose	Provide for 50% building coverage for lots between 450m2 – 700m2.	Reject		Issue Reference 2
438.10		New Zealand Fire Service	7.5.5	Not Stated	The NZFS wishes to exempt fire stations from this rule. Amend to state: <i>Exemption: Fire stations are exempt from this rule</i>	Reject		Issue Reference 2
89.1		Emma Chisholm	7.5.6	Oppose	Opposes site density of 300m2 for infill development in the LDR Zone and requests that the site area size be increased to at least 400m2. Supports the need for infill development in Queenstown generally.	Accept in Part		Issue Reference 1
169.6		Tim Proctor	7.5.6	Oppose	That the density be gross density rather than net and/ or be an average net or gross density over the whole site	Reject		Net site area excludes access legs etc which should not be taken into account in the site area for a dwelling
202.1		Graham Dickson	7.5.6	Oppose	Retain the existing density of 450sqm.per dwelling	Accept in Part		Issue Reference 1
271.14		Board of Airline Representatives of New Zealand (BARNZ)	7.5.6	Other	Add an additional exemption to 7.5.6 as follows: •land within the Queenstown Airport Air Noise Boundary, or between the Outer Control Boundary and the Air Noise Boundary, where the maximum site density shall be one residential unit or dwelling per 450m2 net site area.	Accept		Issue Reference 1
271.14	FS1117.34	Remarkables Park Limited	7.5.6	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
271.14	FS1097.117	Queenstown Park Limited	7.5.6	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
336.3		Middleton Family Trust	7.5.6	Oppose	Remove the reference to the Queenstown Heights Overlay Area.	Reject	Deferred to the hearing on mapping	Issue Reference 1
336.3	FS1340.78	Queenstown Airport Corporation	7.5.6	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Reject		Issue Reference 1
354.3		Middleton Family Trust	7.5.6	Oppose	Remove reference to the Queenstown Heights Overlay Area from 7.5.6.	Reject	Deferred to the hearing on mapping	Issue Reference 1
433.59		Queenstown Airport Corporation	7.5.6	Other	Amend the rule as follows: Rule 7.5.6 Density The maximum site density shall be one residential unit or dwelling per 300m2 net site area, except for: • the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m2 net site area. • within the Outer Control Boundary at Queenstown Airport where the maximum site density shall be one Activity Sensitive to Aircraft Noise per 450m2 net site area.	Accept in Part		Issue Reference 1
433.59	FS1077.39	Board of Airline Representatives of New Zealand (BARNZ)	7.5.6	Support	Make the change requested by QAC	Accept		Issue Reference 1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.59	FS1097.345	Queenstown Park Limited	7.5.6	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
433.59	FS1117.108	Remarkables Park Limited	7.5.6	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 1
435.2		Catherine Fallon	7.5.6	Support	Allow low impact infill development to a maximum of 1 house per 300m2.	Accept in Part		Issue Reference 1
501.2		Woodlot Properties Limited	7.5.6	Support	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.	Accept in Part		Issue Reference 1
501.2	FS1102.2	Bob and Justine Cranfield	7.5.6	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to Hearing Stream Rural	
501.2	FS1289.2	Oasis In The Basin Association	7.5.6	Oppose	The whole of the submission be allowed.		Deferred to Hearing Stream Rural	
501.2	FS1270.82	Hansen Family Partnership	7.5.6	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.		Deferred to Hearing Stream Rural	
752.3		Michael Farrier	7.5.6	Not Stated	Low Density requirements are retained as current and the minimum lot size is retained at 600m2 with no provision to allow 300m2 lots.	Reject		Issue Reference 1
60.2		Mike Hansen	7.5.8	Other	The Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Low Density Residential Zone of "Old Frankton" in particular.	Reject		Issue Reference 2
67.1		Keith Syme	7.5.8	Oppose	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.3		A M Mavora MacKenzie	7.5.8	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.3		Rupert & Elizabeth Le Berne Illes	7.5.8	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.2		Paul Sherriff	7.5.8	Oppose	Maintain the current rules as outlined in the operative district plan for recession planes	Reject		Issue Reference 2
148.2		Jack and Valerie Hamilton	7.5.8	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
158.3		Mary Paul	7.5.8	Oppose	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
202.2		Graham Dickson	7.5.8	Oppose	Retention of the existing recession planes in the Low Density Residential zone in Wanaka.	Reject		Issue Reference 2
206.4		Lindsay Jackson	7.5.8	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.4	FS1063.49	Peter Fleming and Others	7.5.8	Support	All be allowed	Reject		Issue Reference 2
206.4	FS1274.29	John Thompson and MacFarlane Investments Limited	7.5.8	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
238.53		NZIA Southern and Architecture + Women Southern	7.5.8	Other	Supports in part. Requests this is taken further and required recession plane angle changes continuously according to actual sun angle to ensure overshadowing is controlled.	Accept in Part		Issue Reference 2
238.53	FS1107.58	Man Street Properties Ltd	7.5.8	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.53	FS1226.58	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.53	FS1234.58	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.8	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.53	FS1239.58	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.8	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.53	FS1241.58	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.8	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.53	FS1242.81	Antony & Ruth Stokes	7.5.8	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		Issue Reference 2
238.53	FS1248.58	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.53	FS1249.58	Tweed Development Limited	7.5.8	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
543.2		P J & G H Hensman & Southern Lakes Holdings Limited	7.5.8	Support	Support.	Reject		Issue Reference 2
60.1		Mike Hansen	7.5.9	Other	The Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks.	Reject		Issue Reference 2
67.2		Keith Syme	7.5.9	Oppose	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
83.4		A M Mavora MacKenzie	7.5.9	Other	the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
132.4		Rupert & Elizabeth Le Berne Illes	7.5.9	Oppose	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.	Reject		Issue Reference 2
144.1		Paul Sherriff	7.5.9	Oppose	Maintain the current rules as outlined in the operative district plan for setbacks	Reject		Issue Reference 2
148.3		Jack and Valerie Hamilton	7.5.9	Other	Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.	Reject		Issue Reference 2
158.4		Mary Paul	7.5.9	Support	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.	Reject		Issue Reference 2
166.21		Aurum Survey Consultants	7.5.9	Oppose	Add an allowance for eaves and other protrusions in the setback for rule 7.5.9.	Accept		Issue Reference 2
166.21	FS1202.1	Nathan Shearing	7.5.9	Support	Believes that if the current allowance is removed, the outcome will be the building line remaining on the setback. but eaves removed, will result in higher walls and less "texture" of the built form. Seeks that eaves should be allowed within the setbacks.	Accept		Issue Reference 2
206.3		Lindsay Jackson	7.5.9	Other	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.	Reject		Issue Reference 2
206.3	FS1063.48	Peter Fleming and Others	7.5.9	Support	All be allowed	Reject		Issue Reference 2
206.3	FS1274.28	John Thompson and MacFarlane Investments Limited	7.5.9	Oppose	Opposes. Believes that the relief requested is inappropriate, taking into account all relevant considerations. Seeks that the submission be disallowed.	Accept		Issue Reference 2

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
238.54		NZIA Southern and Architecture + Women Southern	7.5.9	Other	Supports in part. Requests consideration of rules with ability to skew boundaries.	Reject		Issue Reference 2
238.54	FS1107.59	Man Street Properties Ltd	7.5.9	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.54	FS1226.59	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.54	FS1234.59	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.9	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.54	FS1239.59	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.9	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.54	FS1241.59	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.9	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Issue Reference 2
238.54	FS1242.82	Antony & Ruth Stokes	7.5.9	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.54	FS1248.59	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
238.54	FS1249.59	Tweed Development Limited	7.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Issue Reference 2
389.15		Body Corporate 22362	7.5.9	Support	That 7.5.9 be changed to allow garages to be constructed in the front yard.	Reject		Issue Reference 2
391.6		Sean & Jane McLeod	7.5.9	Other	That garages are permitted to be built in the front yard in all residential zones	Reject		Issue Reference 2
719.37		NZ Transport Agency	7.5.9	Not Stated	Add an additional Rule 7.5.9.3 as follows: 7.5.9.3 Any new residential buildings, or buildings, or buildings containing activities sensitive to road noise, located within: • 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or • 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h. Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ22107:2000.	Accept in Part		Issue Reference 4
725.2		Ian Percy & Fiona Aitken Family Trust	7.5.9	Not Stated	In the Low Density Residential area adjacent to 246 Riverbank Road, Wanaka, add setbacks and landscaping to protect against reverse sensitivity effects.	Reject		This matter was considered as part of Plan Change 46
725.2	FS1013.5	Orchard Road Holdings Limited	7.5.9	Oppose	That the submission is disallowed.	Accept		This matter was considered as part of Plan Change 46
166.22		Aurum Survey Consultants	7.5.10	Support	Change minimum separation to 4m	Accept		Issue Reference 2
169.7		Tim Proctor	7.5.10	Other	Amend bullet point 3 of Standard 7.5.10 to read 'The extent to which the design of the dwellings, AND CHANGES IN ELEVATION/ GROUND LEVEL/ TOPOGRAPHY BETWEEN THE TWO DWELLINGS MEAN IT IS UNNECESSARY FOR PRIVACY REASONS, with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings.	Reject		Issue Reference 2
238.55		NZIA Southern and Architecture + Women Southern	7.5.10	Other	supports in part. Requests reduction of separation distance to 4m, and inclusion of rules for minimum outdoor living space.	Accept in Part		Issue Reference 2
238.55	FS1107.60	Man Street Properties Ltd	7.5.10	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Issue Reference 2

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
238.55	FS1226.60	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Issue Reference 2
238.55	FS1234.60	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.10	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Issue Reference 2
238.55	FS1239.60	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Issue Reference 2
238.55	FS1241.60	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Issue Reference 2
238.55	FS1242.83	Antony & Ruth Stokes	7.5.10	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.55	FS1248.60	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Issue Reference 2
238.55	FS1249.60	Tweed Development Limited	7.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Issue Reference 2
389.14		Body Corporate 22362	7.5.10	Other	Requests that rule 7.5.2.10 be changed to a minimum separation distance of 4 metres.	Accept		Issue Reference 2
391.5		Sean & Jane McLeod	7.5.10	Other	That the distance of 6m in rule 7.5.10 be reduced to 4 metres	Accept		Issue Reference 2
166.23		Aurum Survey Consultants	7.5.11	Support	Clarify if ground floor level is to be restricted by CBL	Accept		Issue Reference 2
238.56		NZIA Southern and Architecture + Women Southern	7.5.11	Support	Requests inclusion of interpretive diagram to clarify how the rule applies to a double level building.	Accept in Part		Issue Reference 2
238.56	FS1107.61	Man Street Properties Ltd	7.5.11	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.56	FS1226.61	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	7.5.11	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.56	FS1234.61	Shotover Memorial Properties Limited & Horne Water Holdings Limited	7.5.11	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.56	FS1239.61	Skyline Enterprises Limited & O'Connells Pavillion Limited	7.5.11	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.56	FS1241.61	Skyline Enterprises Limited & Accommodation and Booking Agents	7.5.11	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		Issue Reference 2
238.56	FS1242.84	Antony & Ruth Stokes	7.5.11	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to Hearing Stream Commercial	
238.56	FS1248.61	Trojan Holdings Limited & Beach Street Holdings Limited	7.5.11	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2
238.56	FS1249.61	Tweed Development Limited	7.5.11	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Issue Reference 2

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
110.8		Alan Cutler	7.5.13	Other	Add clause related to motion activated systems All motion activated lights on private land shall have sensors directed and tuned to ensure activation can only be triggered by activities on the related parcel of private land. Unless authorised by the Council it is not permissible to have private lights and /or alarms triggered by activities on public land.'	Reject		Requirement for all exterior lighting to be directed away from adjacent sites and roads so therefore does not matter if motion sensor is triggered by activities outside the site.
110.8	FS1038.1	Seven Albert Town Property Owners . See Table in Attachments	7.5.13	Oppose	That the submission be disallowed and the provisions in the Proposed District Plan as notified remain unchanged.	Accept		Requirement for all exterior lighting to be directed away from adjacent sites and roads so therefore does not matter if motion sensor is triggered by activities outside the site.
110.8	FS1059.17	Erna Spijkerbosch	7.5.13	Support	Support	Reject		
166.24		Aurum Survey Consultants	7.5.15	Support	questions where parking requirements for dwellings are and whether this rule should sit with other parking rules.	Accept		Issue Reference 5
22.8		Raymond Walsh	7.6 Non- Notification of Applications	Support	Supports the provision	Accept in Part		Issue Reference 5
433.60		Queenstown Airport Corporation	7.6 Non- Notification of Applications	Other	Insert a new notification parameter as follows: <i>7.6.3 Notice shall be served on Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 7.5.3 and 7.5.4.</i>	Reject		Issue Reference 4
433.60	FS1077.40	Board of Airline Representatives of New Zealand (BARNZ)	7.6 Non- Notification of Applications	Support	Add the notification requirement sought by QAC	Reject		Issue Reference 4
433.60	FS1097.346	Queenstown Park Limited	7.6 Non- Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 4
433.60	FS1117.109	Remarkables Park Limited	7.6 Non- Notification of Applications	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 4
719.38		NZ Transport Agency	7.6.1	Oppose	Amend Rule to read as follows: Applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified, except for: 7.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party		Out of scope not within Stage 1 of the PDP	
719.39		NZ Transport Agency	7.6.2	Oppose	Amend Rule 7.6.2.1 as follows: Residential development, except for residential development adjacent to the State highway where the road controlling authority shall be deemed an affected party.	Accept in Part		Issue Reference 5
836.24		Arcadian Triangle Limited	7.6.2	Not Stated	Rule 7.6.2 (and other rules relating to Notification) Issue: (a) Rule 7.6.2.1 provides that "Residential development" which is a restricted discretionary activity shall not be notified or limited notified. However there is no specific activity defined as "residential development." This is simply bad drafting. The non-notification rule should refer specifically to the activity being referred to - and it would assist interpretation of the plan if the relevant rule references were included. Note: This submission point applies to all other chapters of the District Plan where relevant. Relief Requested: (b) Amend Rule 7.6.2.1 to correctly refer to the activity subject to the rule, using the same wording, and including relevant rule references. Note: This requested relief applies to all other rules in the District Plan relating to notification, where relevant.	Accept		Issue Reference 5

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
170.1		Cameron Steele		Oppose	Delete the following text from the definition of Building: Notwithstanding the definition set out in the Building Act 2004, a building shall include: • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Reject		Issue Reference 6
243.4		Christine Byrch		Other	Rewrite the definitions based on the following comments: Activity Sensitive To Aircraft Noise (ASAN) - this should specifically include outdoor spaces associated with residential, visitor accommodation, community, and day care activities. eg "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with these activities and any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."	Reject		Issue Reference 6
243.41		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential activity - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit. Residential (in general): Residential buildings and living in those residential buildings - two activities and needs to be more clearly stated as such in the definitions. Is it necessary to call residential buildings residential activity? Residential unit?	Reject		Issue Reference 6
243.41	FS1224.41	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept		
243.42		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential flat - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Accept in Part		Issue Reference 6
243.42	FS1224.42	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Reject		Issue Reference 6
243.43		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential unit - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Reject		Issue Reference 6
243.43	FS1224.43	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept		
433.30		Queenstown Airport Corporation		Support	Residential Activity: Retain the definition as notified.	Accept		Issue Reference 6
433.30	FS1117.86	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
433.30	FS1097.316	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
433.31		Queenstown Airport Corporation		Other	Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.	Reject		Issue Reference 6

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
433.31	FS1117.87	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 6
433.31	FS1097.317	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		Issue Reference 6
433.32		Queenstown Airport Corporation		Support	Residential Unit: Retain the definition as notified.	Accept		Issue Reference 6
433.32	FS1117.88	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
433.32	FS1097.318	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		Issue Reference 6
438.2		New Zealand Fire Service		Other	Supports the definition of community activity and requests this be retained. Proposes new definition of "Emergency Service Facilities". Suggested wording as set out below: <i>"means the facilities of authorities that are responsible for the safety and welfare of people and property in the community, and includes fire stations, ambulance stations, police stations and emergency coordination facilities"</i> .	Accept in Part		Issue Reference 3
524.1		Ministry of Education		Oppose	Delete the definition and term: Educational Facility: Replace with the following: Education Activity: Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities. Where the term Education Facility occurs within the Proposed District plan this is replaced with the proposed new Education Activity" and definition	Accept		Issue Reference 3
524.1	FS1117.202	Remarkables Park Limited		Oppose	Amendment to the definition of Education Facilities is not necessary.	Reject		Issue Reference 3

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
524.2		Ministry of Education		Other	Support in part Modify definition as follows: Community Activity Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, education activities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.	Accept		Issue Reference 3
524.2	FS1061.33	Otago Foundation Trust Board		Support	That the submission is accepted.	Accept		Issue Reference 3
524.2	FS1117.203	Remarkables Park Limited		Oppose	Amendment to the definition of community activity (deleting reference to schools) is not necessary.	Reject		Issue Reference 3
524.3		Ministry of Education		Oppose	Remove the term "Community Facility" from the Proposed Plan and replace with the term Community Activity. OR Modify as follows: Community Facility: In relation to a community facility sub zone. Mmeans the use of land and/or buildings for Health Care services, Hospital activities, ambulance and education activities facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.	Reject		Issue Reference 3
524.3	FS1061.34	Otago Foundation Trust Board		Support	That the submission is accepted.	Reject		Issue Reference 3
524.3	FS1117.204	Remarkables Park Limited		Support	Amendment to the definition of community facility so that it applies to all land (not just land in a community facility sub-zone) and includes education facilities is supported.	Reject		Issue Reference 3
524.4		Ministry of Education		Other	Oppose in part Day Care Facility Amend definition as follows: Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site and does not include early childhood education that provide the Ministry of Education early childhood education curriculum.	Reject		Issue Reference 3
524.4	FS1117.205	Remarkables Park Limited		Oppose	The amendment to the definition of day care facility is not necessary.	Accept		Issue Reference 3
271.2		Board of Airline Representatives of New Zealand (BARNZ)	2.2 Definitions	Other	The definition of Activities Sensitive to Aircraft Noise (ASAN) omits to include educational classrooms, educational buildings and educational playgrounds. These are clearly activities sensitive to aircraft noise and they were included within the definition of ASAN in PC19. Amend Definition of activities sensitive to aircraft noise to include educational classrooms, educational buildings and educational playgrounds within the definition of Activities Sensitive to Aircraft Noise.	Reject		Issue Referene 6
350.1		Dalefield Trustee Ltd	2.2 Definitions	Support	The submitter SUPPORTS the proposed definition of "residential flat". This definition assists in providing a pathway to affordability for landowners in the District.	Accept in Part		Issue Reference 6
568.9		Grant Laurie Bissett	2.2 Definitions	Other	Support in part. That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.	Accept in Part		Issue Reference 6
678.1		Southern District Health Board	2.2 Definitions	Support	The SDHB supports the definition of Community Activity.	Accept		Issue Reference 3
678.2		Southern District Health Board	2.2 Definitions	Oppose	The SDHB seeks the deletion of the definition Community Facility and reference to this term in the proposed plan unless a community facility sub-zone is reinstated in the proposed plan and over the hospital site.	Accept		Right of Reply
836.5		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Dwelling Issue: (a) The Operative District Plan refers only to a "residential unit" and contains no reference to "Dwelling". That approach has operated very well for the past 20 years, without causing any difficulties. It is unclear why a new definition of "Dwelling" has now been included, particularly when it is intended to have the same meaning as "residential unit". Including this new definition, together with use of the term "Dwelling" in other parts of the plan, adds an unnecessary complication without achieving anything. Relief Requested: (b) Delete the definition of "Dwelling" and amend every other reference to "Dwelling" in the District Plan to read "residential unit".	Accept		Issue Reference 6

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
836.12		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definition - Residential Flat Relief Requested: (b) The following relief is requested: (i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula. (ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial. (iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.	Accept in Part	Transferred to Definitions hearing	Issue Reference 6
496.2		House Movers Section of New Zealand Heavy Haulage Association (Inc)	35.4 Rules - Activities	Not Stated	Suggested drafting to give effect to this submission (or the same or similar effect but without limiting the relief sought): Suggested Rules Permitted Activity Standards for Relocated Buildings i. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling. ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. iii. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12 month period. - A suggested pre-inspection report (as a non-statutory form)- as attached to the original submission as Schedule 2- Suggested Pre-Inspection Report - Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct.	Accept in part		Issue Reference 4
496.2	FS1340.47	Queenstown Airport Corporation	35.4 Rules - Activities	Oppose	All relocatable dwellings should be subject to the performance standards of the zone to which they will be located, including the necessary requirement to provide acoustic treatment within the OCB. QAC submits that this relief should not be allowed.	Accept in Part		Issue Reference 4
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m ² Large Lot Residential - 2000m ² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Reject		Issue Reference 1
208.38		Pounamu Body Corporate Committee	27.5 Rules - Standards for Subdivision Activities	Support	Retain the rule (Minimum lot size of 450m2 for high density and low density zones)	Accept in Part		Summary of evidence
389.9		Body Corporate 22362	27.5 Rules - Standards for Subdivision Activities	Support	Generally support the subdivision standards.	Accept in Part		Summary of evidence
391.15		Sean & Jane McLeod	27.5 Rules - Standards for Subdivision Activities	Support	Supports the provisions.	Accept in Part		Summary of evidence
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m ² Large Lot Residential - 2000m ² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Reject		Summary of evidence
166.10	FS1111.6	Colin Mantel	27.5.1	Support	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Reject		Summary of evidence
249.16		Willowridge Developments Limited	27.5.1	Oppose	Increase the minimum lot size for low density residential development in table 27.5.1 to 700m2.	Reject		Summary of evidence
271.18		Board of Airline Representatives of New Zealand (BARNZ)	27.5.1	Other	Add a new line to the activity table at 27.5.1 providing that land within the Queenstown Airport outer control boundary (which includes land within the air noise boundary) should have a minimum lot area of 600m ² .	Accept		Summary of evidence

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
271.18	FS1117.38	Remarkables Park Limited	27.5.1	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
271.18	FS1097.121	Queenstown Park Limited	27.5.1	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
336.2		Middleton Family Trust	27.5.1	Oppose	Remove any references to the Queenstown Heights Overlay Area.	Reject		Summary of evidence
336.2	FS1340.77	Queenstown Airport Corporation	27.5.1	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in Part		Summary of evidence
354.2		Middleton Family Trust	27.5.1	Oppose	Remove reference to the Queenstown Heights Overlay Area from 27.5.1.	Reject		Summary of evidence
433.96		Queenstown Airport Corporation	27.5.1	Oppose	Retain the operative minimum allotment size of 600m ² .	Accept		Summary of evidence
433.96	FS1097.382	Queenstown Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
433.96	FS1117.144	Remarkables Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
717.18		The Jandel Trust	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		Summary of evidence
717.18	FS1029.24	Universal Developments Limited	27.5.1	Oppose	Universal seeks that the entire submission be disallowed	Reject		Summary of evidence
717.18	FS1270.124	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept in Part		Summary of evidence
847.17		FII Holdings Limited	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		Summary of evidence
847.17	FS1270.23	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept in Part		Summary of evidence

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
370.7		Paterson Pitts Group	27.5.2 Subdivision associated with infill development	Support	Supports the provisions.	Accept in Part		Summary of evidence
433.97		Queenstown Airport Corporation	27.5.2 Subdivision associated with infill development	Oppose	Delete the rule.	Reject		Summary of evidence
433.97	FS1097.383	Queenstown Park Limited	27.5.2 Subdivision associated with infill development	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
433.97	FS1117.145	Remarkables Park Limited	27.5.2 Subdivision associated with infill development	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
453.4		Paterson Pitts Partners (Wanaka) Ltd	27.5.2 Subdivision associated with infill development	Support	This rule is supported.	Accept		Summary of evidence
166.12		Aurum Survey Consultants	27.5.3 Subdivision associated with residential	Oppose	Delete rule 27.5.3 and seek to revise a more enabling wording across more zones.	Reject		Summary of evidence
433.98		Queenstown Airport Corporation	27.5.3 Subdivision associated with residential	Oppose	Delete the rule.	Accept in Part		Summary of evidence
433.98	FS1097.384	Queenstown Park Limited	27.5.3 Subdivision associated with residential	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence
433.98	FS1117.146	Remarkables Park Limited	27.5.3 Subdivision associated with residential	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Summary of evidence

APPENDIX 4
UPDATED SHADOW AND RECESSION PLANES STUDY PLANS, VIRTUAL RIFT 3D
SOLUTIONS

Time:

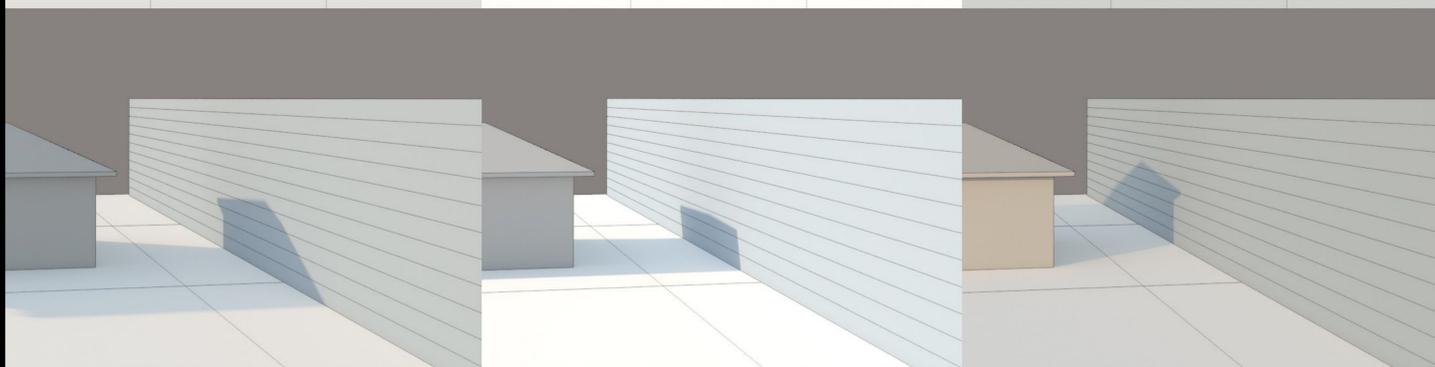
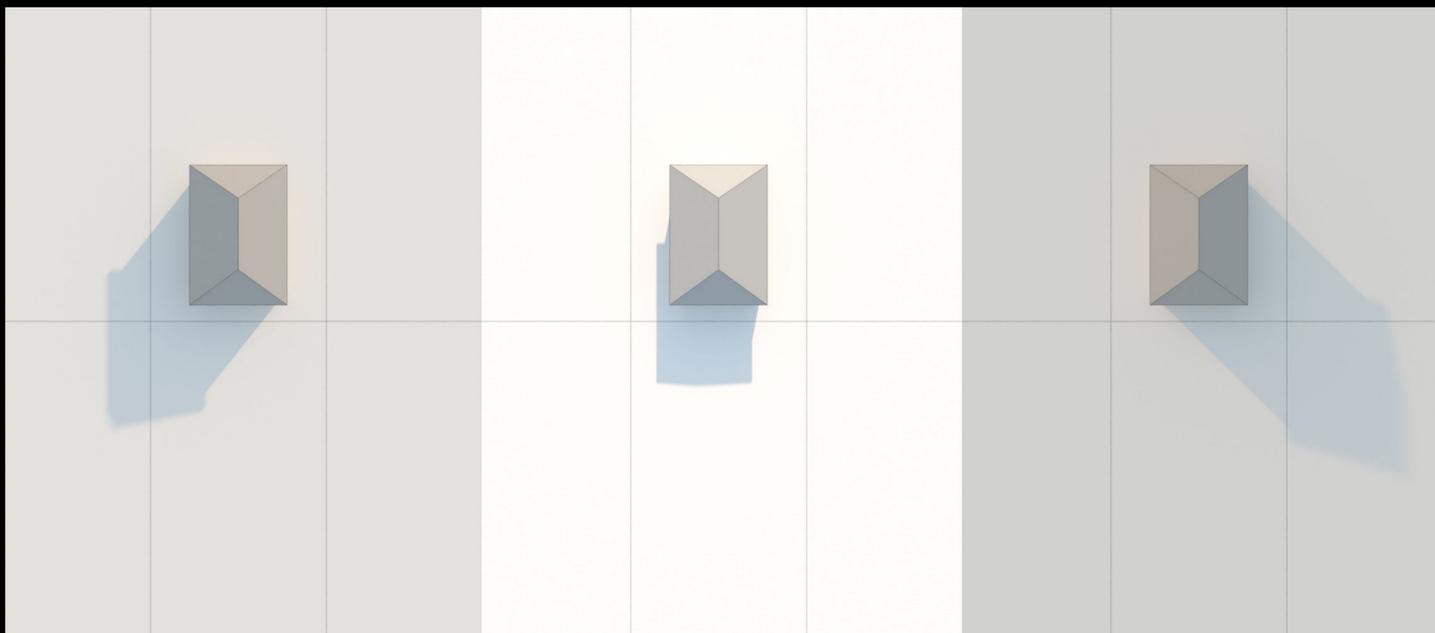
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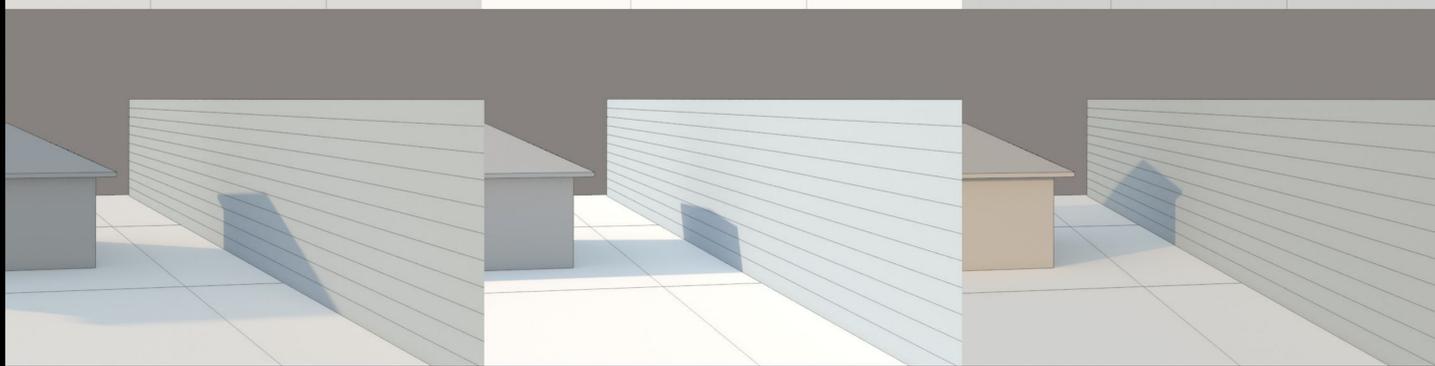
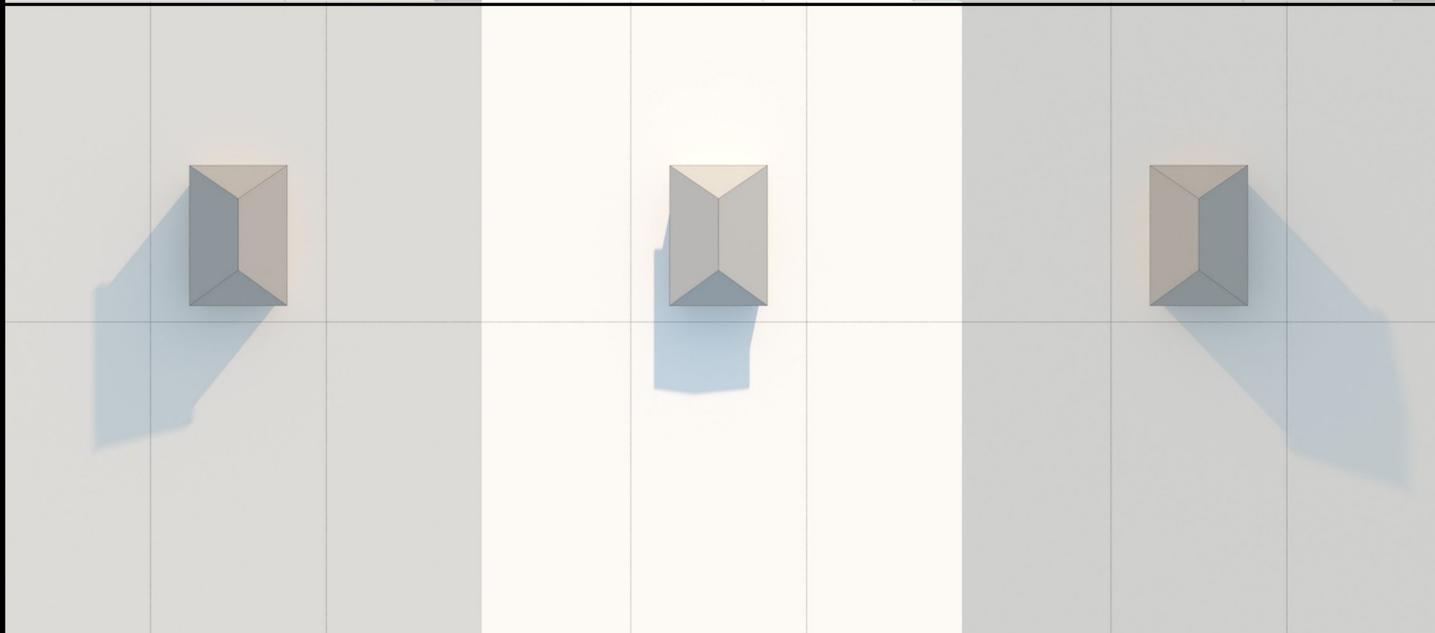
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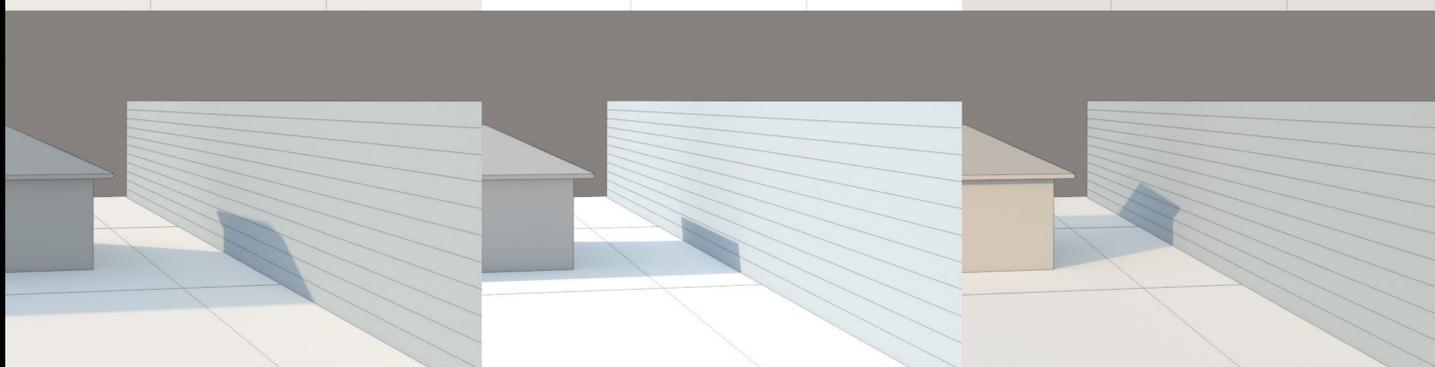
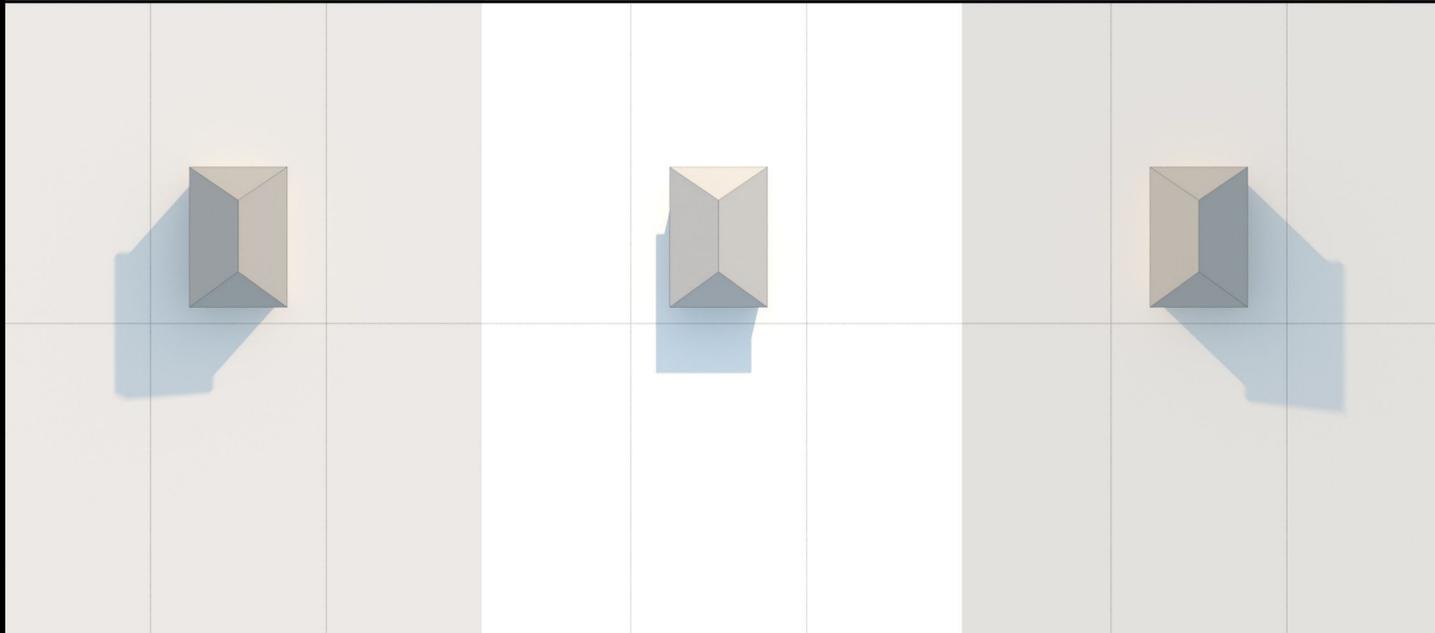
1 June 2015



1 July 2015



1 August 2015



Shadow Study: Building complying with 2.5m, 25 degrees recession plane

Time:

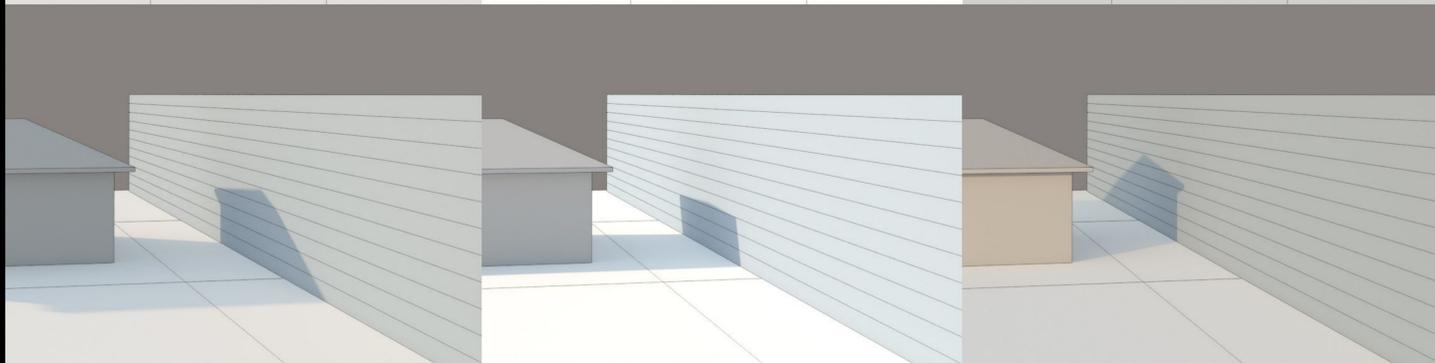
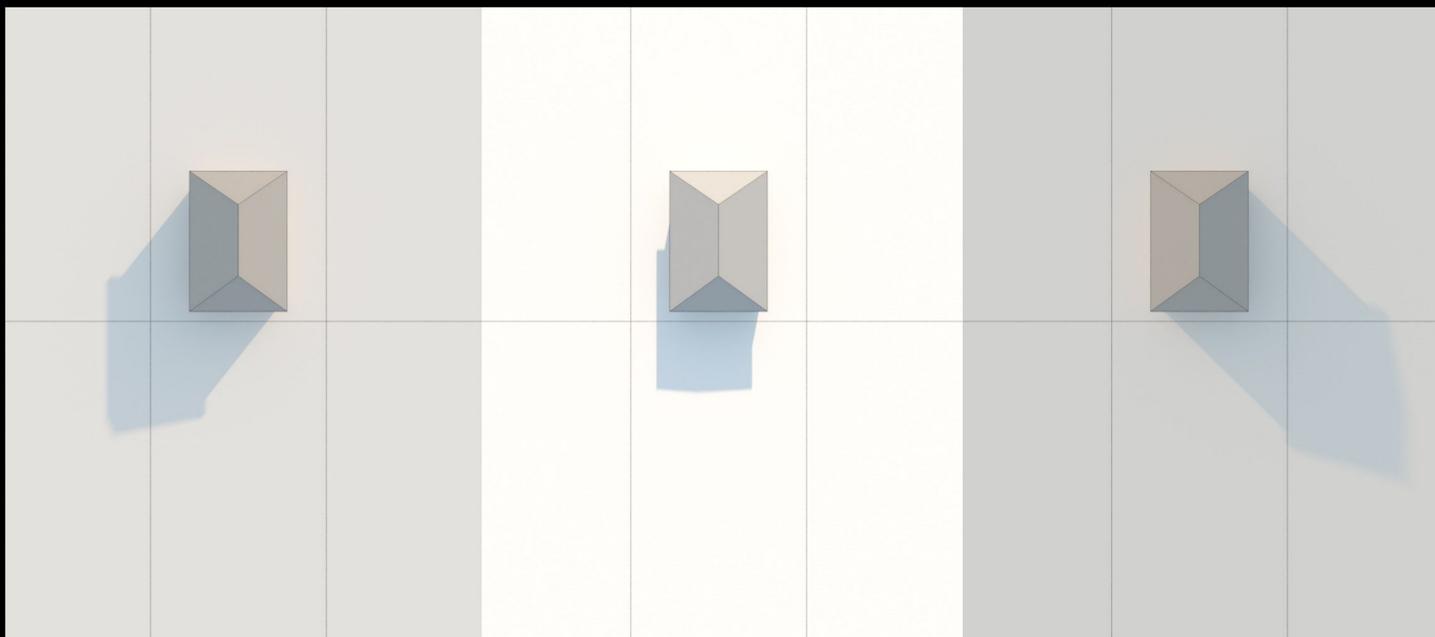
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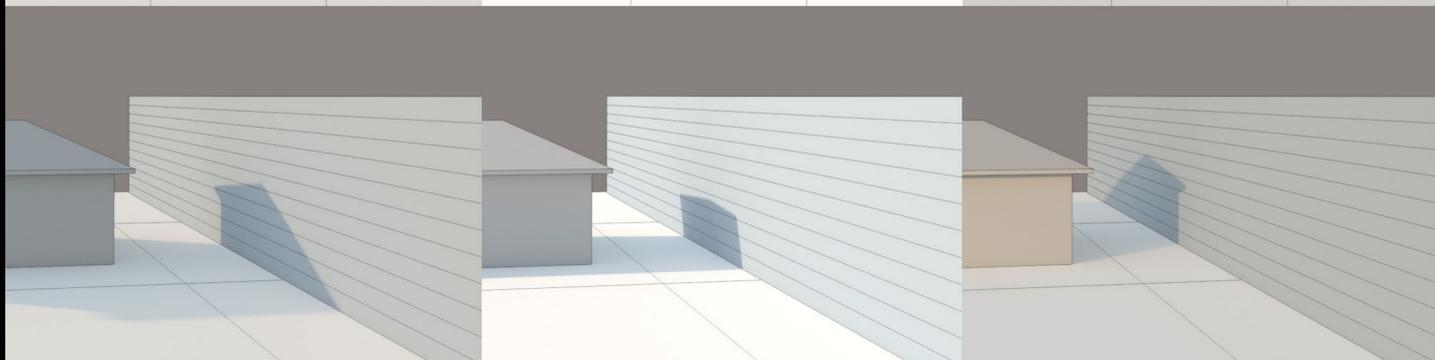
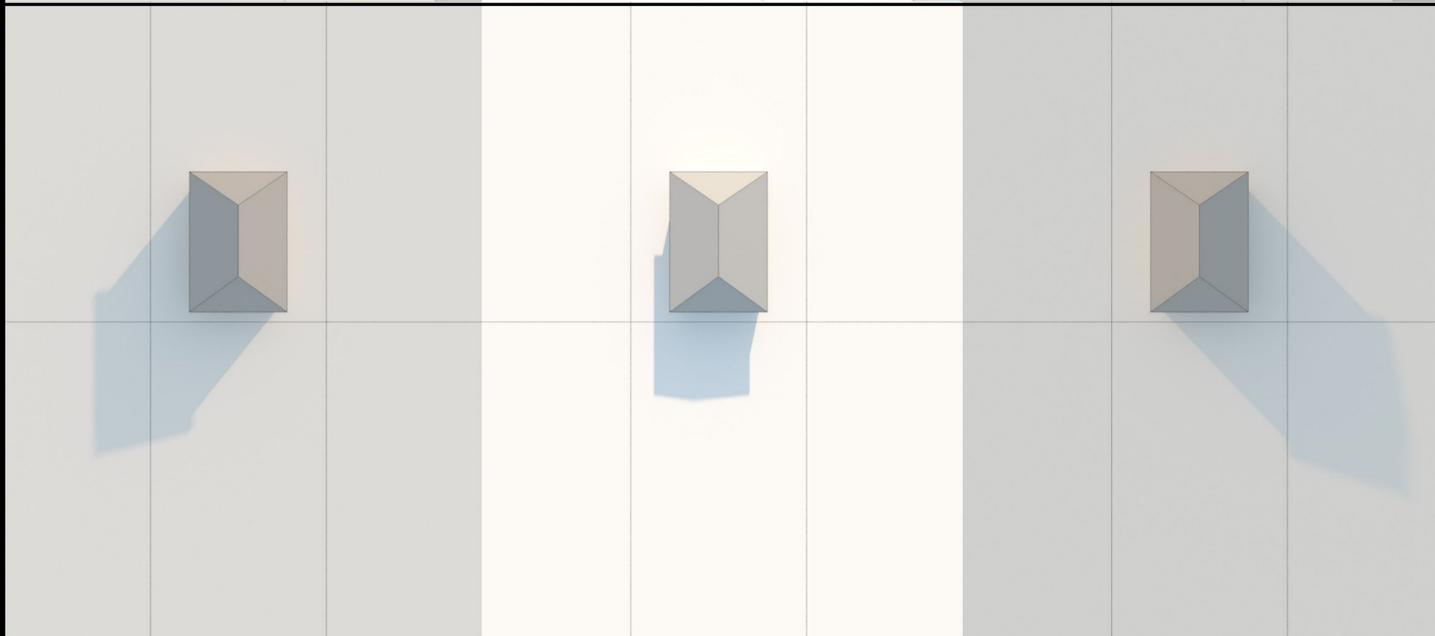
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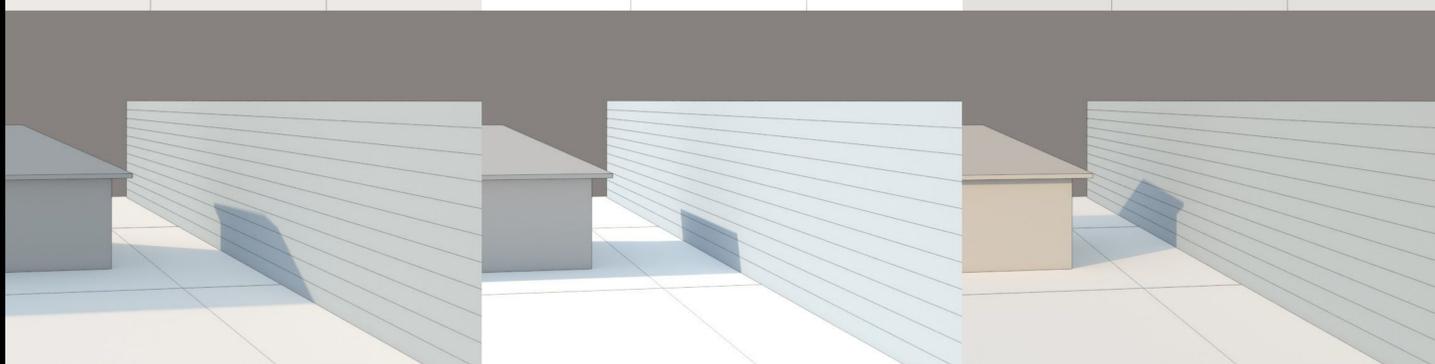
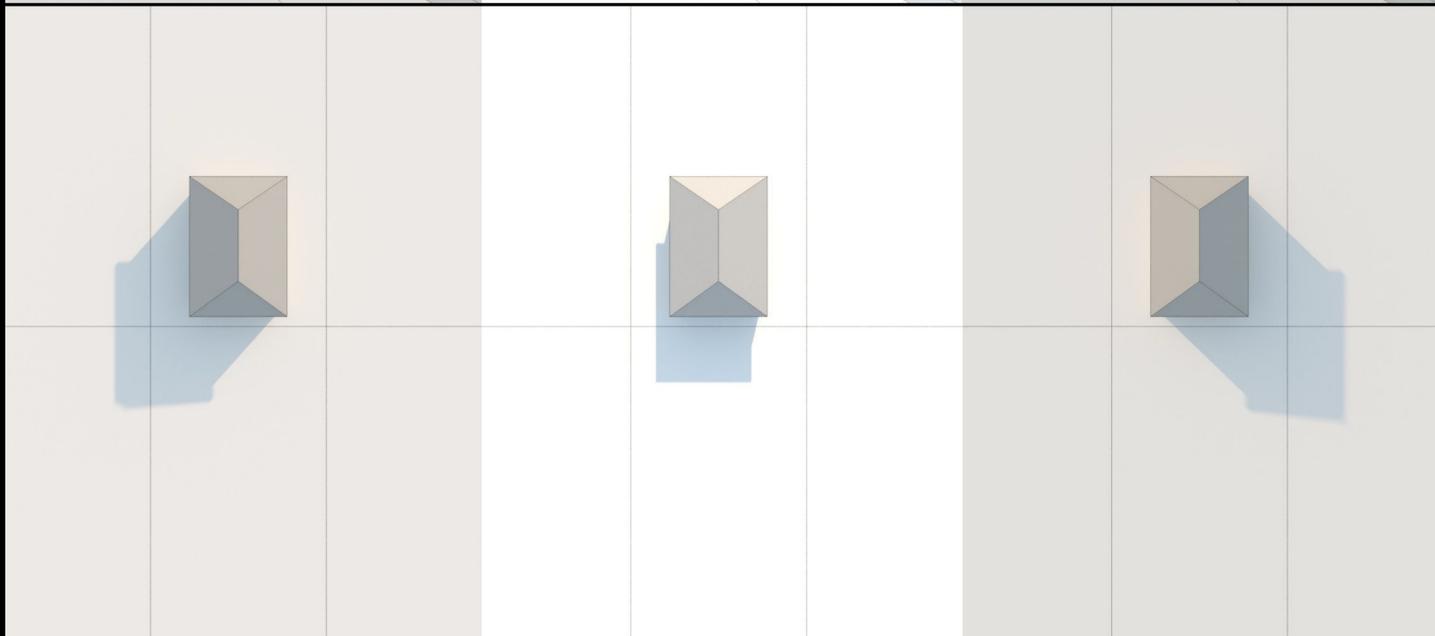
1 June 2015



1 July 2015



1 August 2015



Shadow Study: Building complying with 2.5m, 35 degrees recession plane

APPENDIX 5
APPLICATIONS DETERMINED BETWEEN 2011 – 2015 BY ACTIVITY STATUS

Applications Determined between 2011 – 2015 by Activity Status

	Restricted Discretionary	Discretionary	Non-Complying
2011 ¹	Notified - 1 Non-notified – 100 Hearing – 1 Delegation - 1	Notified – 3 Non-notified – 195 Hearing – 3 Delegation - 195	Notified – 3 Non-notified – 115 Hearing – 3 Delegation - 115
2012 ¹	Notified – 0 Non-notified – 158 Hearing – 0 Delegation - 158	Notified – 3 Non-notified – 302 Hearing – 3 Delegation - 302	Notified – 4 Non-notified – 135 Hearing – 4 Delegation - 135
2013 ¹	Notified – 1 Non-notified – 190 Hearing – 1 Delegation - 190	Notified – 4 Non-notified – 273 Hearing – 4 Delegation - 273	Notified – 5 Non-notified – 157 Hearing – 5 Delegation - 157
2014	Notified – 2 Non-notified – 226 Hearing – 1 Delegation - 227	Notified – 8 Non-notified – 329 Hearing – 6 Delegation - 331	Notified – 14 Non-notified – 186 Hearing – 10 Delegation - 190
2015	Notified – 1 Non-notified – 219 Hearing – 1 Delegation - 219	Notified – 9 Non-notified – 345 Hearing – 5 Delegation - 349	Notified – 10 Non-notified – 195 Hearing – 8 Delegation - 197

¹ The accuracy of the statistics prior to 2014 should not be relied upon as Council's records are not complete