

**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

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**REPLY OF KIMBERLEY ANNE BANKS  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**9 HIGH DENSITY RESIDENTIAL ZONE CHAPTER**

**11 November 2016**

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## 1. INTRODUCTION

1.1 My name is Kimberley Anne Banks. I prepared the section 42A report for the High Density Residential Zone (**HDRZ**) 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 the 10 October and 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) the extent of the HDRZ;
- (b) height in the Wanaka HDRZ;
- (c) height in the Queenstown HDRZ and reference to 'storeys';
- (d) matters of discretion for Building Height (notified Rules 9.5.1 and redraft Rule 9.5.3 (notified Rule 9.5.2));
- (e) height above Frankton Road;
- (f) meaning of 'street' in the context of notified Policies 9.2.2.1 to 9.2.2.3 and its application to laneways;
- (g) definition of 'flat' and 'sloping' sites;
- (h) home occupation;
- (i) non-compliance activity status; and
- (j) Pounamu Apartments.

1.4 I also address the following other changes that I consider appropriate on the merits, but cannot recommend as I have no scope:

- (a) outdoor storage; and
- (b) definition of 'site'.

1.5 Where I am recommending changes to the provisions as a consequence of the Hearing evidence, I have included these in **Appendix 1 (Revised Chapter)**. Where the change is of substance I have evaluated the change under section 32AA in **Appendix 2**. I

have revised my 'accept/reject' recommendation in **Appendix 3**, and provided updated planning maps within **Appendix 4** related to the recommended change to redraft Rules 9.5.1 and 9.5.3.

**1.6** I refer to and adopt Ms Amanda Leith's right of reply statement for the Low Density Residential Zone where she sets out a summary of the character of the HDRZ.<sup>1</sup>

**1.7** I have also read and considered the economic review of the Medium Density Residential Zone (**MDRZ**) provisions by Philip Osborne, attached as Appendix 4 to the reply of Ms Leith for Chapter 8.

## **2. THE EXTENT OF THE HDRZ**

**2.1** The Panel queried whether the extent of HDRZ in Queenstown is large enough, and requested that in this reply I consider identifying additional locations where the zone may be appropriately located. I note that no specific evidence was presented to the Panel that the zone did not provide enough capacity, but I understand this question was general in nature, and related to a separate query that the zone has the highest premium for residential development and may not provide for the lower end of the market.<sup>2</sup>

**2.2** I am of the view that should new locations be considered, a more thorough evaluation of costs and benefits would be required, in addition to consultation with the community and consideration of infrastructure. Further expanding the zone at this time may be premature, given that the refinement of the Council's dwelling capacity model (on the PDP zonings) is not yet complete.

**2.3** An updated DCM, accounting for refined demand analysis and feasibility factors, is anticipated to be completed by April 2017. This will provide useful information to requests for rezonings to be heard through the mapping hearing stream. Additionally, the Wakatipu Basin Study is currently underway, with outcomes expected by end of January 2017. Following these streams of work a greater

<sup>1</sup> Section 2, Reply of Amanda Jane Leith for the Low Density Residential Zone, 11 November 2016.

<sup>2</sup> Reflected in the Panels questioning of Mr Phillip Osborne at the Council opening of 10 October 2016.

understanding of plan enabled capacity will be available. I also note that to expand the zone is not within the scope of submissions for this hearing or (except to a limited extent) the mapping hearing and would therefore require a variation. Consequently, I have not recommended any expansion to the zone at this time.

**2.4** At the Strategic Directions hearing, the Reply of Mr Matthew Paetz outlined the Dwelling Capacity estimated to be enabled by the PDP. Mr Paetz stated at paragraph 7.3 that an additional 'realistic' capacity of 4,973 dwellings is enabled under the PDP within urban growth boundaries. The table below is extracted from Page 24 of Mr Paetz' Right of Reply, and identifies additional estimated capacity provided by the PDP for the Residential Zones. These estimates were made prior to the recommendations on submissions for each of these chapters, and may be affected by any changes to zone standards recommended through the hearings process.

Zone	ODP Capacity	PDP Capacity	Additional Capacity (over and above ODP-enabled capacity)
High Residential Density			887
Mixed Use			848
Medium Residential Density			1466
Low Residential Density			1772
<b>TOTAL</b>			<b>4,973</b>

**Figure 1 – Additional 'realistic' capacity enabled by the PDP over and above the ODP, in urban areas (extract from page 24 of the Reply of Matthew David Paetz for the Strategic Directions and Urban Development Chapters).**

**2.5** Specific to the HDRZ, it was estimated that the PDP would provide for an additional 887 dwellings, over and above the capacity of 257 under the ODP. In close proximity to the Queenstown HDRZ the new Business Mixed Use Zone provides for a possible height of 6 storeys (as notified) and is estimated to provide a similar development yield to the HDRZ, providing "*an additional 887 dwellings over and above the capacity of 257 of the ODP*".<sup>3</sup>

3 Reply of Matthew Paetz, Strategic Direction and Urban Development chapters, dated 7 April 2016 at paragraph 7.17.

- 2.6** The findings presented at the Strategic Directions Hearing Stream 1B and through that Right of Reply reflect the nature of demand at a point in time. I also note that the recently approved NPS-UDC<sup>4</sup> places responsibility on councils to continuously revise demand predictions and development capacity, and respond by enabling additional capacity if needed. As such, where the analysis of development capacity completed in order to comply with the NPS-UDC is determined to be insufficient, the PDP may need to be revised to provide additional capacity.
- 2.7** Also of relevance to the provision of additional capacity is the recent extension to Housing Accords and Special Housing Areas Act 2016 to provide for the acceptance of Special Housing Areas (**SHA**) for an additional three years (to 16 September 2019). Whilst external to the PDP, SHAs are anticipated to provide additional development capacity to that enabled by the PDP. At its November meeting, Council will consider revising the Lead Policy (which guides the requirements to be met for SHA proposals) to be more strategic by nominating locations where SHA proposals will be accepted by the Council.
- 2.8** For the reasons outlined, I consider the extent of the HDRZ to be appropriate at this point in time. Limited extensions to the HDRZ can be considered at the mapping hearing stream, within the scope of relief sought by submissions.
- 2.9** Upon reflection of this query, and hearing the Panel's questions to Mr Philip Osborne for the Council, and the submissions of Mr Antony Stokes (575), who owns land within the HDRZ at 3 Turner Street, there is a possibility that refinements to height limits (such as through the application of height precincts in targeted locations) could provide an alternative solution to increase capacity. A possible location is the area west of Ballarat Street to Gorge Road. From a preliminary desktop analysis, this area may present more commercially viable redevelopment opportunities with a considerable number of properties having low improvement values to land value. I note

however that further analysis of this area would be necessary, and likely require a variation to make this change.

- 2.10** Generally, I consider that any new areas of HDRZ should also have, or be likely to have, efficient connection to town centres, places of employment, community, social and recreation facilities. A key aspect providing for this connectivity and supporting higher density housing, if at increasing distances from a town centre, is efficient and effective public transport routes. I note that there are possible locations at increasing distances from the Queenstown Town Centre that may have the beginning of these elements, and could realise lower price points. Examples are the smaller local centres of Arthurs Point, Fern Hill, or areas in Frankton outside the airport noise boundaries. However, further planning and analysis would be necessary before intensification in these areas.

### **3. HEIGHT IN THE WANAKA HDRZ**

- 3.1** The Panel queried the application of height limits in the Wanaka HDRZ under s42A Rule 9.5.2 (part of notified Rule 9.5.1) and whether the Wanaka HDRZ was better suited to a medium density zoning.
- 3.2** I acknowledge that the height limit of 8m for flat sites in the Wanaka HDRZ may appear to be more akin with the Medium Density Residential Zone (**MDRZ**). However this lower limit (as compared to Queenstown) is applied to flat sites in recognition of the possible adverse impacts that may be experienced from development at this scale, particularly from the higher elevations of this zone at Lismore Street, and recognising the proximity of this zone to the lakefront and views of the lake experienced from Lismore Park. Lower elevations of the zone at Lakeside Road would be defined as sloping sites, and are therefore able to excavate into the hill slope to achieve 3 storeys or more, consistent with the expected form of development in the HDRZ, and as evident from existing land use. As such, the permitted height limit of 8m for flat sites in Wanaka is recommended to be retained.

**3.3** I do recommend that a tiered approach should also apply to building height on flat sites in Wanaka, as redrafted Rule 9.5.2 is currently limited in its ability to consider minor height breaches or potential designs that are able to mitigate effects. I recommend that the non-compliance status in Wanaka is amended to 10m as an restricted discretionary (**RD**) activity, and non-complying (**NC**) activity for heights over 10m. RD activity status is considered appropriate for height in Wanaka, as it provides clarity over the resource management matters to be considered by applications, and amenity values of views and outlook are specified as one of these matters of discretion. This change is recommended in **Appendix 1** and analysed in **Appendix 2** in terms of s32AA of the RMA. Scope for this change is provided by the submission of NZIA (238) that sought scope for height increases in Wanaka "*...height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel*".

#### **4. HEIGHT IN THE QUEENSTOWN HDRZ AND REFERENCE TO 'STOREYS'**

**4.1** The Panel queried reference to 'storeys' within the HDRZ height provisions, and what the anticipated outcome would be if a development complied with the height limit, but not the required numbers of storeys.

**4.2** I consider that reference to 'storeys' is unnecessary, and provided a development meets the permitted height limits, or can demonstrate compliance with the matters of discretion for restricted discretionary (**RD**) height limits, then these should be sufficient to address the design, bulk and dominance effects of building height.

**4.3** As identified in the Reply of Ms Amanda Leith for the Low Density Residential Zone (**LDRZ**), the HDRZ is the most intensive of the Residential Zones, provided for predominantly by greater height limits and associated opportunities for increased development yield in close proximity to town centres. Therefore I consider reference to 2 to 3 storeys to conflict with the intensive nature of the zone, and is not aligned with the opportunities provided within the developable envelope. Furthermore, limiting the number of storeys may

encourage developers to build larger units rather than a greater number of smaller units spread across more levels. I therefore support removing reference to 'storeys' throughout the Chapter, and reverting to pure height. This affects the following notified provisions:

- (a) Purpose statement;
- (b) Policy 9.2.1.1; and
- (c) Rule 9.5.1.

**4.4** I consider that submissions that sought increases to height limits<sup>5</sup> provide the scope for removal of the word 'storeys' as well as other consequential amendments, as the increases to height limit sought by these submitters sought pure height limits (in metres) and would not have assumed these would be limited to a specified number of storeys. I have therefore recommended changes to the above provisions as identified in **Appendix 1**, and analysed under section 32AA in **Appendix 2**.

## **5. MATTERS OF DISCRETION FOR BUILDING HEIGHT (NOTIFIED RULE 9.5.1 AND REDRAFT RULE 9.5.3)**

**5.1** I note that as a consequential amendment to the recommended 15m RD height limit for flat sites, and 10m for sloping sites, I consider that changes are necessary to the matters of discretion for building height because they are currently drafted to reflect minor 'infringements'. As a result, they do not adequately address proposals for buildings that may be wholly or substantially at increased heights, as opposed to a minor 'infringement' to the permitted heights. Additionally, I note that the provisions are drafted as assessment matters rather than matters of discretion, and I recommend changes to this effect. This is consistent with the recommended changes of Ms Amanda Leith as outlined in the s42A report for the MDRZ.

**5.2** Recommended changes are identified in **Appendix 1**, and analysed in **Appendix 2**. I consider these changes to be within the scope of

<sup>5</sup> Alps Investment Limited (410), Erna Spijkerbosch (FS1059), Mount Crystal Limited (FS1331) , NZIA (238), Dato Tan Chin Nam (FS1260)

submissions which sought increases to height limits<sup>6</sup> and also the scope of Submission 208 (PBCC) which sought reflection of the Urban Design Assessment Criteria of the ODP (Chapter 7 - 7.7.2(xiii)) for development of four or more units per site. Notwithstanding that the submission point of PBCC sought the Urban Design Assessment Criteria under Rule 9.4.4 (and not for Building Height), I consider that the theme of their submission is seeking more stringent consideration to urban design, and that this is supported by the proposed amendment to the matters of Discretion for building height under notified Rule 9.5.1 and redraft Rule 9.5.3.

- 5.3** I note that should Residential Design Guidelines be developed, these should also be included within the matters of discretion for building height, however I have not made this amendment as this time, as I understand a variation would be necessary to incorporate any new design guidelines within the HDRZ chapter.

## **6. HEIGHT ABOVE FRANKTON ROAD**

- 6.1** I understand that at the Council opening, Ms Amanda Leith was questioned over her recommended wording of s42A Rule 7.5.16 in the LDRZ, which relates to the location in which additional height restrictions apply along Frankton Road. Appendix 1 of Ms Leith's s42A report, at Rule 7.5.16 stated that "*...this Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665*". Specifically, 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.
- 6.2** As also discussed in the Right of Reply for the LDRZ, upon mapping of these sites it has become apparent that they are all proposed to be zoned HDRZ under the PDP. As a consequence, the recommended s42A Rule 7.5.16 is not required within the LDRZ chapter and these provisions have accordingly been removed. I have however recommended this be revised in the HDRZ under redraft Rules 9.5.1 and 9.5.3. Updated maps 31A, 32 and 37 are attached as **Appendix**

<sup>6</sup> Alps Investment Limited (410), Erna Spijkerbosch (FS1059), Mount Crystal Limited (FS1331) , NZIA (238), Dato Tan Chin Nam (FS1260).

4 of this reply. This change is considered to be a minor clarification amendment.

**7. MEANING OF 'STREET' IN THE CONTEXT OF NOTIFIED POLICIES 9.2.2.1 TO 9.2.2.3 AND APPLICATION TO LANEWAYS**

7.1 I was questioned whether notified Policies 9.2.2.1 to 9.2.2.3, which require 'street activation' and that limit the dominance of garage and parking, should apply to service lanes, laneways and right of ways. At the hearing I responded that it is anticipated that street activation is desired for where developments adjoin public spaces, and that it was not intended that private spaces or private access would require street activation. To further clarify, I consider that such design outcomes should be considered for any road of a type that is or may be for public use; and that this would include "accessways", "right of way", "road" and "service lane". Examples of where this may be relevant include:

- (a) Service lanes – some service lanes exist which provide primary access prior to vehicles accessing the state highway. These service lanes are visible from the public realm, and the service lane may also be the effective road frontage. Therefore I consider 'activation' of this area would be desirable in this situation;
- (b) Right of Ways – a right of way is to be developed through Bridesdale Farm on land retained by the developer but provides public access along the river. Whilst no buildings are proposed to abut this right of way, if they were to in future, my view is that the public nature of this right of way would warrant consideration to activation of building frontages; and
- (c) Shoreline Road at Frankton beach provides another obvious example. Shoreline Road provides private access to properties fronting the lake, yet has a strong connection to the public realm, trails and reserves along the lakefront. The facades of the buildings in this area contribute to the

amenity experienced by people accessing the adjacent public space.

- 7.2 With regards to the dominance of garages and parking, I consider that it may not be possible to limit this for road types such as "accessways" or "service lanes", as these are generally established as a result of an access constraint. I note that these road types are also excluded from the definition of "road boundary", and as such a site frontage to a laneway would be considered as an 'internal boundary', and may be reflective of the lower usage levels anticipated for these road types. I therefore recommend that notified Policy 9.2.2.2 is limited to the 'road boundary', which is defined by the PDP as below.

***Road Boundary*** – Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

Note: also see definitions of BOUNDARY and INTERNAL BOUNDARY.

- 7.3 Whilst activation of these types of 'streets' and avoiding the dominance of parking is desirable as a first principle, it is also acknowledged that this may not be practical or beneficial in all circumstances, such as where the design of buildings warrants ground floor garages with direct entry from the street, or a right of way, or dual road frontages exist. Notified Policy 9.2.2.3 intends to capture this circumstance. In light of this specific query, I acknowledge that Policy 9.2.2.3 does not specifically apply to consideration of secondary road classifications such as right of ways, "accessways", "right of way", "road" and "service lane". However, I do not believe it is necessary to specify this, as the policy wording provides scope to consider this issue through use of "such as..."

- 7.4 However I recommend deleting the words 'street activation' from this policy, and instead linking it with the redrafted wording of Policies 9.2.2.1 and 9.2.2.2. These changes are set out below and have the effect that Policy 9.2.2.3 applies not only to the 'activation' of public

places and roads, but also to the dominance of car parking at the road frontage. This will allow consideration of circumstances and constraints where garaging must be located at the road frontage (such as dual road frontages). The changes recommended are set out below, reflected in **Appendix 1** and analysed under section 32AA in **Appendix 2**.

- 9.2.2.1 *Buildings shall address ~~streets and other public spaces~~ places and public roads (including service lanes, accessways, and right of ways) with active edges ~~with and~~ limited presentation of blank and unarticulated walls or facades.*
- 9.2.2.2 *~~Street edges~~ Road boundary/boundaries shall not be dominated by garaging, parking and accessways.*
- 9.2.2.3 *Where ~~street activation~~ compliance with Policies 9.2.2.1 and 9.2.2.2 is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).*

## 8. DEFINITION OF FLAT AND SLOPING SITES

- 8.1 At the hearing NZIA (238) highlighted an error in the definition of 'flat site' and 'sloping sites' within my s42A report and Appendix 1 of that report, in that the recommended definitions specified that the rules would apply over every separate building elevation, which would result in different height rules applying to each building elevation within a site. This is not desired, nor practical, for developments comprising several separate buildings.
- 8.2 I acknowledge that this is an error, and the definitions of flat and sloping sites and their application through rules was intended to be consistent with the ODP. Consistent with the ODP, it is intended that rules applicable for sloping sites would apply to the overall site, where *any* single elevation of a building has a ground slope greater than 6 degrees. Conversely, the rules applicable to flat sites only apply where *all* elevations indicate a ground slope of less than 6 degrees. I have revised the definitions accordingly and this is reflected in **Appendix 1** and analysed under section 32AA in **Appendix 2**.

## **9. HOME OCCUPATION**

**9.1** For the LDRZ (Chapter 7 of the PDP) the Panel questioned whether the standards in the notified Rule 7.4.14 applying to 'Home Occupation' should be included in the 'Standards Table' instead of within the 'Activity Table'. I consider that this question is also of relevance in relation to notified Rule 9.4.5 of the HDRZ, as there are currently no standards specified within the Chapter for Home Occupation. Consequently, I have applied a consistent approach to that outlined in paragraph 15.1 of the LDRZ right of reply, and have included standards within redraft Rule 9.5.12.

## **10. NON COMPLYING 'NON-COMPLIANCE' ACTIVITY STATUS**

**10.1** At the hearing, I understand that the Panel questioned Ms Amanda Leith on the reasoning for use of the NC 'non-compliance' status throughout the standards applying to the MDRZ. On a related theme, I was also questioned on the use of NC 'non-compliance' status for height, and whether this was appropriate considering the 'enabling' notified Policy 9.2.2.7. Specifically I was asked whether it is appropriate for an enabling policy to be implemented by a restrictive rule.

**10.2** With regard to the latter, I consider the approach in notified Policy 9.2.2.7 is appropriate. Rules are provided as one method of implementing the policies. In this instance, the policy specifies the positive effects of development that are expected for a non-complying development (that is breaching height limits) to comply with the policy. The NC status of redraft Rule 9.4.2 is not intended to prohibit heights above 15m, rather noting that these may be appropriate where the policies and objectives can be met (in accordance with the s104D 'gateway test'), including that of Policy 9.2.2.7, which seeks quality and sustainable design.

**10.3** Policy 9.2.2.7 could alternatively be phrased in a more restrictive manner as:

~~9.2.2.7 Incentivise greater building height where development is~~  
Restrict building heights above 15m, unless development is of  
quality urban design, designed to achieves a high environmental  
performance, and effects can be avoided, remedied or mitigated.

- 10.4** However, I consider that rephrasing in this manner, whilst seeking the same outcome, reads more restrictive in intent. This may compromise the flexibility to consider a range of design outcomes, and lead to a perception that it is more difficult for applications to comply with the policy. My view is that drafting in this manner is at odds with the desire for the PDP to be more enabling of development. I therefore do not recommend any changes to Policy 9.2.2.7.
- 10.5** I do however consider that it is useful to review the NC 'non-compliance' status for other standards, in light of the recommendations of Ms Amanda Leith, as outlined in her Right of Reply for the MDRZ, and in recognition of questioning by the Panel as to whether the HDRZ "has gone far enough".
- 10.6** In relation to Building Height in Queenstown, I consider it appropriate to retain the NC status for buildings over 15m in height (flat sites) and over 10m (sloping sites). This is because, as discussed above, I consider that buildings above these limits (potentially 5 or more storeys on flat sites, assuming a 3m floor to floor height) warrant a higher level of consideration to the objectives and policies of the plan, the benefits they provide for housing diversity, and methods to mitigate effects. Furthermore, as recession planes do not apply to flat sites, I consider that a more stringent test is necessary for heights over 10m.
- 10.7** As discussed previously, I do recommend that a tiered approach should apply to building heights in Wanaka, as redraft Rule 9.5.2 (previously part of notified Rule 9.5.1) is currently limited in its ability to consider minor height breaches or potential designs that are able to mitigate effects. I recommend that the non-compliance status in Wanaka is amended to 10m as a discretionary activity, and NC for heights over 10m. Discretionary activity status is considered appropriate for height in Wanaka, as opposed to a RD status, due to

recognising the possible effects to views and outlook from Lismore Park. This change is identified in **Appendix 1** and analysed under section 32AA in **Appendix 2**. Scope for this change is provided by the submission of NZIA (238) which sought "...height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel".

- 10.8** I do not recommend any further changes to the non-compliance status in the standards table. This is because the HDRZ is the most enabling of the zones, allowing 70% site coverage, 2m boundary setbacks, and more lenient recession planes in combination with significantly higher heights than other residential zones. Recognising the height limits, any further breach of these other standards, on a widespread basis, may go too far in tipping the balance away from 'reasonable protection of amenity', towards intensification at the expense of amenity. With this in mind, I consider that a different approach to activity status between the two zones is justified because the MDRZ is limited to only 8m in height (noting that Ms Leith does not recommend changing the non-compliance status for height). As such, breaches to other standards in the context of the MDRZ may be less significant than breaches at heights of 15m or more.

## **11. POUNAMU APARTMENTS**

- 11.1** I wish to respond to the evidence of Mr Tim Walsh (dated 25 October 2016) and legal submissions of Ms Rebecca Wolt (dated 20 October 2016) filed in response to the submission of the PBCC and Panorama Body Corporate (208, FS1148). Overall, I continue to hold the view that bespoke provisions for the land to the rear of and immediately adjoining the Pounamu Apartments (Lot 5 DP 351561) are unnecessary, and that the HDRZ provisions, as revised in my Right of Reply Appendix 1, have appropriate scope to consider urban design elements.
- 11.2** Without limiting the specific details of the submission, in summary, the submission and evidence of PBCC and Panorama Body Corporate (208, FS1148) seeks greater emphasis on urban design considerations through the HDRZ provisions, and the inclusion of

specific controls via a structure plan for Lot 5. The evidence of Mr Tim Walsh presents a possible framework for the structure plan.

- 11.3** Mr Walsh and Ms Wolt refer to the need for “striking the right balance in the proposed plan between enabling and encouraging residential intensification, and the need to ensure a high level of quality and amenity, so that higher density residential neighbourhoods are attractive living environments for existing and future residents”<sup>7</sup>. Ms Wolt further considers that the submitters have concerns that the proposed HDRZ provisions are “skewed too far toward residential intensification, at the expense of residential amenity”.
- 11.4** The HDRZ does not dispense with urban design or amenity, rather seeks to enable change and intensification within the zone with appropriate consideration to these matters. I have previously noted Council's intention to develop urban design guidelines, which will provide greater support and specificity to the implementation of such provisions.
- 11.5** I wish to reiterate Goal 3.2.2 and Objective 3.2.2.1 of the strategic directions chapter which seek a “*compact, well designed, and integrated urban form*”. From a strategic perspective, and in light of the economic evidence and questioning of Mr Philip Osborne, I consider that what would result in a watering down of the HDRZ provisions for a vacant, undeveloped site, significant in scale, would conflict with and would not achieve the strategic directions of the PDP, and undermine the intent for the HDRZ as a whole. I further note that Mr Osborne in his review of the density standards<sup>8</sup> notes the low viability of high density product and that building heights should be increased within the zone, beyond 7 and 12m, to make the product more feasible.
- 11.6** I reiterate that any building of significant scale developed on this site would be assessed via a consenting pathway due to exceeding the 3 units (under Redraft Rule 9.4.4), during which urban design matters

<sup>7</sup> Legal Submissions for Pounamu Body Corporate Committee and Panorama Body Corporate, paragraph 5

<sup>8</sup> Attached as Appendix 4 to Amanda Leith's Right of Reply for Chapter 8, dated 11 November 2016

and effects on neighbouring sites can be considered in detail. I note that in response to PBCC's submissions I have made revisions to the Rule 9.4.4 to include 'sunshine and light access' within matters of discretion under Rule 9.5.1 to limit building height on the southern side of Frankton Road, and in this reply have revised the matters of discretion under Rule 9.5.1 which also partly gives relief to the submitter.

**11.7** I address other specific matters of the evidence below.

### **Acknowledgement of errors and inconsistencies**

**11.8** I refer to the comments of Ms Wolt that my analysis of the PBCC submission has been "narrow" and "oversimplified", and only considers the loss of outdoor living space. I consider that Ms Wolt has taken this comment out of context, and I wish to confirm that in drafting the s42A report, I have considered the entire scope of PBCC's submission and that submission has provided the basis for some of my recommended changes to improve urban design outcomes generally through improved matters of discretion within the HDRZ provisions.

**11.9** Ms Wolt in her submissions refers to the effects of the HDRZ provisions, including increased building heights and the lack of recession plane controls because the site would be defined as 'sloping'. I acknowledge that my assessment of the site as a 'flat' site within my s42A report is inaccurate, and I understand that the site would be considered as 'sloping'. As such, I concur that no recession planes would apply to future development on Lot 5. However, I wish to highlight that because of this, lower height limits apply to sloping sites under Redrafted Rule 9.5.3 (building height – sloping sites) being 7m as a permitted activity, and 10m as a restricted discretionary activity. The 7m height limit for sloping sites is consistent with the ODP provisions.

**11.10** Ms Wolt also refers to the comments of my summary of evidence in which I stated that the right of way/easement through the site could be used for the provision of outdoor living. I accept that this may not be possible, within the current terms and conditions of the easement.

However, I maintain that its existence, and effective restriction from any building in this location, will provide a degree of separation to the Panorama Apartments at the rear of Lot 5.

## **Structure plan**

**11.11** The evidence of Mr Walsh presented a possible structure plan for Lot 5, which was revised after the hearing of 25 October to reduce setbacks of 4.5m at the western area of the site.

**11.12** I consider the structure plan to be unnecessary for the following reasons, because:

- (a) It identifies building height consistent with the permitted limit for sloping sites;
- (b) No evidence exists that the comparable difference between the setbacks proposed (3m and 4.5m), leads to an adverse effect that is substantially more than and those that are currently enabled (2m under Redraft Rule 9.5.8);
- (c) The 2m setbacks enabled by Redraft Rule 9.5.8 should be considered in addition to those required of adjoining sites, therefore creating a 4m or more effective separation to adjoining buildings;
- (d) As evident in my s42A Appendix 1, Redraft Rule 9.5.8 identifies setbacks adjoining the State Highway as 4.5m, and therefore this setback need not be identified by a structure plan;
- (e) The irregular shape of the allotment, in addition to the central easement is likely to practically limit the shape and scale of built form, including limiting continuous building length; and
- (f) Urban design and effects on neighbouring sites (specifically provided under Redraft Rule 9.4.4 matters of discretion) will be assessed under a consenting pathway for any proposal more than 4 units. The urban design panel will provide an avenue for urban design assessment, in addition to any future design guidelines. Any breaches to standards triggering a NC status must meet the s104D gateway test

(noting that I have not recommended in this reply to reduce the use of non-complying status for breaches to Standards).

### **Pounamu Apartments**

**11.13** The submissions and evidence of Ms Wolt and Mr Walsh place some focus on the dual key configuration of the Pounamu Apartments, which have the effect that when operated independently, the rear of the apartments are north facing and without views of the lake. I consider that in this instance, amenity values, while not derived by views, are otherwise derived from the locational aspect of the zone. The site is situated in close proximity to town, and with access to the lake within walking distance. These features will continue to contribute to the amenity experienced from residents or visitors of these apartments.

### **Panorama Apartments**

**11.14** Relating to impacts on the Panorama Apartments, Ms Wolt notes the submitter's concerns that low cost worker accommodation may be developed on Lot 5. While the HDRZ provisions do not distinguish who the residents of any building should be, and this type of development could certainly be realised, of more relevance is that the same level of design controls apply regardless of the intended use of the building. I further note however the responses of Mr Osborne that the location of the zone is unlikely to provide for the lower end of the market.

## **12. OTHER POSSIBLE CHANGES LIMITED BY SCOPE**

**12.1** In this section I address changes to the chapter that I consider have merit, but there isn't any scope in submissions to recommend the changes.

### **Outdoor Storage**

- 12.2** During the Council opening the Panel queried the intended regulation of 'Outdoor Storage' in relation to domestic storage (such as for firewood).
- 12.3** The inclusion of "bulk outdoor storage" or "outdoor storage" as a Prohibited Activity within the activity table of the notified Residential Chapters was intended to capture 'bulk' scale storage activities not anticipated or desired in a residential area, such as landscape materials, building supplies, machinery, equipment and wastes of an industrial nature. However, upon review of the definitions of the PDP, these activities are otherwise captured by other separate definitions of the PDP, such as "Rural Industrial Activity", "Industrial Activity", "Service Activity", "Yard Based Industrial Activity". The activity status of these uses, if occurring in a residential zone, would be governed by the default status of the activity table (being NC for each of the Residential Zones).
- 12.4** It is not intended that this definition or the PDP would prohibit minor domestic scale storage that is expected within a residential zone, such as the storage of firewood. I do not consider it necessary to amend the definition for this scenario as such an activity is unlikely to give rise to adverse effects to warrant specific regulation or exclusion.
- 12.5** It is my view that 'outdoor storage' should be deleted as an 'activity' in the 'activity table' and is otherwise managed by either the non-compliance status of the activity table or the use that it is associated with (eg. Residential Activity, Industrial Activity). The related storage element of residential activity (such as the location and size spaces for the storage of household goods and equipment) should however be considered as a matter of discretion under notified Rule 9.4.4 for three or more units.

### **Definition Of 'Site'**

- 12.6** In my summary of evidence for the HDRZ, at pages 9 and 10 I considered the definition of "site" as it applies to cross lease, company lease, unit titles, and strata titles. At the hearing, the Panel queried this definition further as it relates to developments occurring

across more than one lot, and the intended application to cross lease, company lease, unit titles, and strata titles.

- 12.7** The definition was submitted on by Patterson Pitts Group (370) who sought amendments to reflect "*replacement Acts*", or "*or Unit Titles Act 2010*". I do not believe this submission provides the scope to amend the definition in any other manner, as the submission is specific in its relief sought and does not seek wider changes to its meaning. Nonetheless I set out my considerations on the merits of this definition and I maintain that it may be more appropriate for this to be re-considered at the Definitions hearing stream.
- 12.8** I first discuss the application of the definition to cross lease, company lease, unit titles, and strata titles. The definition of site for these tenure types are set out under the 'exceptions' listed under i to iii of the definition. My understanding is that items i to iii are applied in practice, in the determination of landowners and for consideration to neighbours or affected persons under the RMA. The application of these exceptions to rules of the PDP which apply to a 'site' (such as boundary setbacks or site coverage) however is unclear. The desired result however is that for these tenure types, the 'site' relates to the lot as it was pre-development, or prior to the creation of the separate legal instruments. The effect of this would be that if there is an established unit development, that the overall site coverage (for example) applies, and not for each unit to effectively have its own rules and its own site coverage. The reverse would result in the ongoing diminishment of remaining site coverage if each separate unit were able to develop to its own site coverage.
- 12.9** It is my view that the definitions of the PDP need not govern administration matters of the RMA such as the determination of who is a landowner and who is an adjoining or potentially affected person, and that this may otherwise be detailed through non statutory guidance material.
- 12.10** In regards to the query that developments crossing more than one lot (or more than one 'site') would be subject to rules applying to each lot, and require multiple setbacks etc, I noted at the hearing that the

definition has not been changed and is the same as the ODP. I understand that currently in consent processing this is considered as a 'technical breach', and conditions are applied to consents requiring the amalgamation of lots prior to the consent being given effect to. I note that amalgamation of lots is defined as 'subdivision' under the RMA as it requires the issue of a separate certificate of title. Therefore, amalgamation of lots would require the necessary consent under the rules of the Subdivision chapter.

- 12.11** Additionally, the application of notified Rule 9.4.3 of the HDRZ *could* also give landowners the opportunity to undermine the intent of the rule by developing 'cookie cutter' developments of three units per site, multiple times, to avoid a resource consent process. In reality I consider it unlikely that a willing developer seeking a comprehensive development would take this approach, as it may not be efficient for construction costs.
- 12.12** I have considered the possibility of reverting to bulk and location controls only, however without a limit on development scale via numbers of units there would be limited opportunity to assess the design of what could be considerably large buildings.
- 12.13** To address all of these matters, and simplify the definition of 'site' a possible revision to the definition is set out below. I maintain however that this should be reconsidered at the Definitions hearing, or addressed via a variation.

**Site** – *Any land on which an activity is carried out or is proposed to be carried out, whether such land comprises the whole or part of a legally defined parcel of land and held in a single Certificate of Title; or more than one legally defined parcel of land where these are contiguous.*

**13. CONCLUSION**

**13.1** Overall, I consider that the revised chapter as recommended in **Appendix 1** is the most appropriate way to meet the purpose of the RMA.



**Kimberley Banks**  
**Senior Planner**  
**11 November 2016**

**APPENDIX 1**  
**9 HIGH DENSITY RESIDENTIAL ZONE REVISED CHAPTER**

# HIGH DENSITY RESIDENTIAL 9

## 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.

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.

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.

## 9 High Density Residential

### 9.1 Zone Purpose

The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, ~~buildings greater than two storeys in height are anticipated the High Density Residential Zone enables higher profile buildings than the other Residential Zones,~~ subject to high design quality and environmental performance. In Wanaka, ~~buildings of two storeys in height lower building heights~~ are anticipated, accounting for its less urban character, however relatively high densities are achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport.

**Comment [KB1]:** 410, FS1059, FS1331, NZIA (238), FS1260 - Consequential amendment as a result of changes to Redrafted rule 9.5.1

Development in the zone will facilitate good non-vehicular connections and access to high quality public open space.

Development controls will provide some degree of protection for existing amenity values. However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban.

Small scale commercial activity will be enabled, either to support larger residential developments, or to provide low impact local services.

Community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities will need to be carefully scrutinised to ensure they are compatible with the residential environment they are locating within.

### 9.2 Objectives and Policies

**9.2.1 Objective – High-density housing development will occur in urban areas close to town centres, to provide greater housing diversity and respond to strong projected growth in visitor numbers.**

#### Policies

9.2.1.1 Provide sufficient high density zoned land ~~with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to that~~ enables diverse housing supply close to town centres.

**9.2.2 Objective - High-density residential development will provides a positive contribution to the environment through quality urban design that demonstrates strong urban design principles and ~~seeks to maximise~~ environmental performance.**

**Comment [KB2]:** 410, FS1059, FS1331, NZIA (238), FS1260 - Consequential amendment as a result of changes to Redrafted rule 9.5.1

**Comment [KB3]:** 238

# HIGH DENSITY RESIDENTIAL 9

## Policies

- 9.2.2.1 Buildings shall address ~~streets and other~~ public ~~spaces places and public roads~~ (including service lanes, accessways, and right of ways) with active edges ~~with and~~ limited presentation of blank and unarticulated walls or facades.
- 9.2.2.2 ~~Street edges~~ Road boundary/boundaries shall not be dominated by garaging, parking and accessways.
- 9.2.2.3 Where ~~street activation compliance with Policies 9.2.2.1 and 9.2.2.2~~ is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).
- 9.2.2.4 The mass of buildings shall be broken down through variation in facades and roof form, building separation or other techniques to reduce dominance impacts on streets, parks and neighbouring properties, as well as creating interesting building forms.
- 9.2.2.5 Ensure well designed landscaped areas are integrated into the design of developments and add meaningfully to the amenity of the development for residents, neighbours and the wider public.
- 9.2.2.6 Ensure buildings are designed and located to respond positively to site context through methods to maximise solar gain and limit energy costs.
- 9.2.2.7 ~~Incentivise greater building height where development is~~ Breaches to the permitted maximum building heights may be appropriate where development is of quality urban design, designed to achieves a high environmental performance, and effects can be avoided, remedied or mitigated.
- 9.2.3 **Objective – A reasonable degree of protection of amenity values will be provided, within the context of an increasingly intensified and urban zone where character is changing.**

**Comment [KB4]:** Officer recommendations, for clarification

**Comment [KB5]:** #208

**Comment [KB6]:** #238

**Comment [KB7]:** #208

## Policies

- 9.2.3.1 Apply recession plane, building height, ~~floor area ratio,~~ yard setback and site coverage controls as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and light access, and privacy.
- 9.2.3.2 ~~Ensure that w~~Where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), are ~~no more than minor relative to a complying development scenario.~~ adequately mitigated.
- 9.2.3.3 ~~Ensure built form achieves an acceptable level of privacy for the subject site and neighbouring residential units through the application of setbacks, offsetting of habitable windows, screening or other means.~~
- 9.2.4 **Objective – ~~Provide for eCommunity facilities and activities are provided for where they that are generally best located in a residential environment close to residents.~~**
- 9.2.4.1 Enable the establishment of community ~~facilities and~~ activities where adverse effects on residential amenity values such as noise, traffic and visual impact can be avoided or mitigated.
- 9.2.5 **Objective – ~~Generally discourage eCommercial development is discouraged except when it is small scale and generates minimal amenity impacts.~~**

**Comment [KB8]:** #208

**Comment [KB9]:** #520

**Comment [KB10]:** #383

**Comment [KB11]:** Fourth Procedural Minute

**Comment [KB12]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

**Comment [KB13]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

**Comment [KB14]:** Fourth Procedural Minute

# HIGH DENSITY RESIDENTIAL 9

## Policies

- 9.2.5.1 Ensure any commercial development is low scale, is of limited intensity, and generates small volumes of traffic.
- 9.2.5.2 Ensure any commercial development is of a design, scale and appearance compatible with its context.

**9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and existing transport networks, including services for active and public transport.**

Comment [KB15]: 798, 719

Comment [KB16]: 798

## Policies

- 9.2.6.1 Promote high-density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.
- 9.2.6.2 Development supports active living through providing or enhancing connections to public places, public transport and active transport networks (walkways, trails and cycleways).
- 9.2.6.3 Development provides facilities to encourage walking and cycling, such as provision of bicycle parking spaces and, where appropriate for the scale of activity, end-of-trip facilities (shower cubicles and lockers).
- 9.2.6.4 Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the transport network.
- 9.2.6.5 Enable development to provide a lower provision of on-site parking than would otherwise be anticipated, where the activity has characteristics that justify this, or travel plans can adequately demonstrate approaches that mitigate a lower parking provision.
- 9.2.6.6 Site layout and design provides low impact approaches to storm water management through providing permeable surface on site and the use of a variety of stormwater management measures.
- 9.2.6.7 A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 400 m of a bus stop or the edge of a town centre zone.

Comment [KB17]: 798

Comment [KB18]: 719

**9.2.7 Objective – development within noise affected environments is located and designed to mitigate noise and reverse sensitivity effects.**

- 9.2.7.1 All new and altered buildings for residential and other Activities Sensitive to Road Noise located within 80 m of the State Highway shall be designed to achieve an Indoor Design Sound Level of 40 dB LAeq(24h).

Comment [KB19]: 719

## 9.3 Other Provisions and Rules

### 9.3.1 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 ODP)	25—Earthworks (22 Operative ODP)	26 Historic Heritage

## HIGH DENSITY RESIDENTIAL 9

27 Subdivision	28 Natural Hazards	<del>29</del> —Transport (14 <u>Operative ODP</u> )
30 Utilities and Renewable Energy	<del>31</del> —Hazardous Substances (16 <u>Operative ODP</u> )	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

### 9.3.2 Clarification

#### Advice notes

- (a) A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- (b) 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.
- (c) The following abbreviations are used within this Chapter.

**Comment [KB20]:** Clarification amendment

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

## 9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.1	Activities which are not listed in this table	NC
9.4.2	<b>Building Restriction Area</b> Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area	NC
9.4.3	<del>Dwelling, Residential Unit, Residential Flat</del> comprising three (3) or less per site  <i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i>	P
9.4.4	<del>Dwelling, Residential Unit, Residential Flat</del> comprising four (4) or more per site  Discretion is restricted to all the following: <ul style="list-style-type: none"> <li>• The location, external appearance and design of buildings</li> <li>• The extent to which the development positively addresses the street</li> <li>• The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties (including <u>sunshine and light access</u>) and the public realm</li> </ul>	RD

**Comment [KB21]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

**Comment [KB22]:** 383

**Comment [KB23]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

**Comment [KB24]:** 383

**Comment [KB25]:** 208

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	Activities located in the High Density Residential Zone	Activity status
	<ul style="list-style-type: none"> <li>• Parking and access arrangements: safety and efficiency</li> <li>• The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development</li> <li>• Maintenance of the visual privacy of adjoining properties</li> <li>• <del>Where a site is subject to any n</del>Natural hazards and where the proposal results in an increase in gross floor area: <del>an assessment by a suitably qualified person is provided that addresses</del>  <u>Assessment matters relating to natural hazards:</u> <ul style="list-style-type: none"> <li>◦ the nature and degree of risk the hazard(s) pose to people and property,</li> <li>◦ whether the proposal will alter the risk to any site, and</li> <li>◦ <del>the extent to which whether</del> such risk can be avoided or sufficiently <del>mitigated</del><sup>+</sup>reduced.</li> </ul> </li> </ul> <p><i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i></p>	
9.4.5	Home occupation	P
9.4.6	Commercial activities comprising no more than 100m <sup>2</sup> of gross floor area, integrated within a residential development comprising at least 20 <del>dwellings</del> residential units.	P
9.4.7	Commercial Activities not otherwise identified	NC
<del>9.4.148</del>	Commercial recreation	D
9.4.159	Community facilities and / or activities	D
9.4.1610	Retirement village	D
9.4.1711	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
9.4.1812	Manufacturing and/or product assembling activities	PR
9.4.1913	Mining	PR
9.4.2014	Factory Farming	PR

Comment [KB26]: 383

Comment [KB27]: Officer recommendation for consistency as detailed in the Right of Reply for the ARHMZ

Comment [KB28]: Officer recommendation for consistency with recommended changes made through the LDRZ s42A

Comment [SG29]: Renumbering result of withdrawal of Visitor Accommodation provisions.

<sup>+</sup> ~~Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.~~

## HIGH DENSITY RESIDENTIAL 9

	Activities located in the High Density Residential Zone	Activity status
9.4.2415	Fish or meat processing	PR
9.4.2216	<p><b>Flood Risk</b> The construction or relocation of buildings with a gross floor area greater than 20m<sup>2</sup> and having a ground floor level less than:</p> <p>9.4.22.1 RL 312.0m above sea level (412.0m Otago Datum) at Queenstown and Frankton.</p> <p>9.4.22.2 RL 281.9m above sea level (381.9m Otago Datum) Wanaka</p>	PR
9.4.2317	Forestry	PR
9.4.2418	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
9.4.2519	Airports other than the use of land and water for emergency landings, rescues and fire fighting	PR
9.4.2620	Bulk material <u>Outdoor storage</u>	PR

**Comment [KB30]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

### 9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.1	<p><b>Building Height – Flat Sites (Queenstown)</b></p> <p>9.5.1.1 <del>Queenstown: 3 storeys within a A</del> maximum height of 12 metres; or 4 storeys within a maximum height of 15 metres where a residential apartment building can achieve certification to a minimum 6 star level using the New Zealand Green Building Council Homestar™ Tool, or where a visitor accommodation building can achieve a Green Star Rating of at least 4 stars</p> <p><u>Except: The permitted maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary</u></p> <p><u>Except: Within the area identified on the planning maps, No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline.</u></p> <p><u>Where a proposed building exceeds this permitted height and does not exceed 15 metres (4 storeys), a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</u></p> <ul style="list-style-type: none"> <li><u>The extent to which the infringement provides for greater the design and quality of the building, including:</u></li> </ul>	<p>NC</p> <p>RD (buildings with maximum height up to 15m)</p> <p>NC (for buildings with a maximum height over 15m)</p>

**Comment [KB31]:** 410, FS1059, FS1331, NZIA (238), FS1260 - Consequential amendment as a result of changes to Redrafted rule 9.5.1

**Comment [KB32]:** 238

**Comment [KB43]:** Clarification, consequence of deletion of 9.5.3

**Comment [KB33]:** 529

**Comment [KB34]:** Officer recommendation, for clarification

**Comment [KB35]:** 208, 520

**Comment [KB36]:** 410, FS1059, FS1331, NZIA (238), FS1260 - Consequential amendment as a result of changes to Redrafted rule 9.5.1

## HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<ul style="list-style-type: none"> <li>° <u>articulation of rooflines and visual interest</u></li> <li>° <u>material use and quality</u></li> <li>° <u>the avoidance of large monolithic buildings</u></li> <li>° <u>the impact on the street scene</u></li> <li>° <u>active street frontages and the treatment of corner sites</u></li> <li>° <u>Crime Prevention Through Environmental Design (CPTED) considerations</u></li> <li>° <u>integration of landscaping</u></li> <li>° <u>how the development addresses its context and contributes positively to character and amenity</u></li> <li>° <u>environmental performance.</u></li> <li>• <u>The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particular reference to dominance impacts, views and outlook, and sunlight access to adjacent properties.</u></li> <li>• <u>The extent to which the infringement adversely affects the amenity of views and outlook from SH6A.</u></li> <li>• <u>Where a site is subject to any 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</u> <u>Assessment matters relating to natural hazards:</u> <ul style="list-style-type: none"> <li>° <u>the nature and degree of risk the hazard(s) pose to people and property,</u></li> <li>° <u>whether the proposal will alter the risk to any site, and</u></li> <li>° <u>the extent to which whether such risk can be avoided or sufficiently mitigated<sup>2</sup>reduced.</u></li> </ul> </li> </ul> <p>9.5.1.2 Wanaka: A maximum height of 8 metres.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Refer to Definition for interpretation of building height.</li> <li>• <u>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).</u></li> </ul>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Comment [KB37]:</b> Consequential amendment. 410, FS1059, FS1331, NZIA (238), FS1260.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Comment [KB38]:</b> Consequential amendment for 238</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Comment [KB39]:</b> 410, FS1059, FS1331, NZIA (238), FS1260.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Comment [KB40]:</b> Consequential amendment, 208, 520</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Comment [KB41]:</b> Officer recommendation for consistency as detailed in the Right of Reply for the ARHMZ</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>Comment [KB42]:</b> Consequential amendment to 166</p> </div>

<sup>2</sup> ~~Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.~~

## HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<b>9.5.2</b>	<p><b>Building Height – Flat Sites (Wanaka)</b></p> <p>A maximum height of 8 metres.</p> <p><del>Where a proposed building exceeds this permitted height and does not exceed 10 metres a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</del></p> <ul style="list-style-type: none"> <li>• <del>the design and quality of the building, including:</del> <ul style="list-style-type: none"> <li>◦ <del>articulation of rooflines and visual interest</del></li> <li>◦ <del>material use and quality</del></li> <li>◦ <del>the avoidance of large monolithic buildings</del></li> <li>◦ <del>the impact on the street scene</del></li> <li>◦ <del>active street frontages and the treatment of corner sites</del></li> <li>◦ <del>Crime Prevention Through Environmental Design (CPTED) considerations</del></li> <li>◦ <del>integration of landscaping</del></li> <li>◦ <del>how the development addresses its context and contributes positively to character and amenity</del></li> <li>◦ <del>environmental performance.</del></li> <li>◦ <del>The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particularly reference to dominance impacts, views and outlook, and sunlight access to adjacent properties.</del></li> </ul> </li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Refer to Definition for interpretation of building height.</li> </ul>	<p><del>RD (buildings with a maximum height up to 10m)</del></p> <p>NC (buildings with a maximum height over 10m)</p>
<b>9.5.23</b>	<p><b>Building Height – Sloping sites</b></p> <p>The permitted height shall be 7 metres</p> <p><del>Except: The permitted maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary..</del></p> <p><del>Except: Within the area identified on the planning maps, Nno building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline.</del></p> <p>Where a proposed building exceeds this permitted height and does not exceed 10 metres, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• <del>The extent to which the infringement provides for greater the design and quality of the building, including:</del> <ul style="list-style-type: none"> <li>◦ <del>articulation of rooflines and visual interest</del></li> </ul> </li> </ul>	<p>RD (buildings with maximum height up to 10m)</p> <p>NC (for buildings with a maximum height over 10m)</p>

Comment [KB45]: 238

Comment [KB46]: Clarification and consequential amendment resulting from deletion of Homestar/Green star provisions and creation of new RD status for buildings in Queenstown to 15m in height.

Comment [KB47]: 238

Comment [KB44]: 238

Comment [KB48]: 529

Comment [KB49]: Officer recommendation, for clarification

Comment [KB50]: 208, 520

Comment [KB56]: Clarification, consequence of deletion of 9.5.3

# HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<ul style="list-style-type: none"> <li>◦ <u>material use and quality</u></li> <li>◦ <u>the avoidance of large monolithic buildings</u></li> <li>◦ <u>the impact on the street scene</u></li> <li>◦ <u>active street frontages and the treatment of corner sites</u></li> <li>◦ <u>Crime Prevention Through Environmental Design (CPTED) considerations</u></li> <li>◦ <u>integration of landscaping</u></li> <li>◦ <u>how the development addresses its context and contributes positively to character and amenity</u></li> <li>◦ <u>environmental performance.</u></li> </ul> <ul style="list-style-type: none"> <li>• <del>The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particular reference to dominance impacts, views and outlook, and sunlight access to adjacent properties.</del></li> <li>• <del>The extent to which the infringement adversely affects the Aamenity of views and outlook from SH6A.</del></li> <li>• <del>Where a site is subject to any nNatural hazards and where the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses</del> <ul style="list-style-type: none"> <li><u>Assessment matters relating to natural hazards:</u> <ul style="list-style-type: none"> <li>◦ <u>the nature and degree of risk the hazard(s) pose to people and property,</u></li> <li>◦ <u>whether the proposal will alter the risk to any site, and</u></li> <li>◦ <u>the extent to which whether such risk can be avoided or sufficiently mitigated<sup>3</sup>reduced.</u></li> </ul> </li> </ul> </li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Refer to Definition for interpretation of building height.</li> <li>• <del>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).</del></li> </ul>	
9.5.3	<p><b>Maximum Building Height – Sloping Sites</b></p> <p><del>The maximum building height shall be 10 metres.</del></p> <p><b>Notes:</b></p>	NC

**Comment [KB51]:** Consequential amendment for consistency with Redrafted rule 9.5.1.

**Comment [KB52]:** Consequential amendment for 238

**Comment [KB53]:** Consequential amendment, 208, 520

**Comment [KB54]:** Officer recommendation for consistency as detailed in the Right of Reply for the ARHMZ

**Comment [KB55]:** Consequential amendment to 166

**Comment [KB58]:** Clarification amendment, this rule was confusing in a table with permitted activity standards, and suggests 10m is a permitted standard.

<sup>3</sup> ~~Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.~~

## HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<ul style="list-style-type: none"> <li>Refer to the Definitions for interpretation of building height.</li> <li>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).</li> </ul>	
9.5.4	<p><b>Building Coverage</b></p> <p>9.5.4.1 <b>Flat Sites</b> a maximum of 70% site coverage</p> <p>9.5.4.2 <b>Sloping Sites</b> a maximum of 65% site coverage</p> <p>Building coverage does not include any veranda over public space and does not apply to underground structures, which are not visible from ground level.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>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). 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).</li> </ul>	NC
9.5.5	<p><b>Floor Area Ratio – Flat sites only</b></p> <p>Gross floor area on a site shall not exceed a Floor Area Ratio of 2.0.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>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).</li> </ul>	NC
9.5.65	<p><b>Recession plane</b> (applicable to all buildings, including accessory buildings)</p> <p>9.5.6.1 For <b>Flat Sites</b> from 2.5 metres above ground level a 45 degree recession plane applies to all boundaries, other than the northern boundary of the site where a 55 degree recession plane applies.</p> <p>9.5.6.2 No recession plane for sloping sites</p> <p>9.5.6.3 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height</p> <p>9.5.6.4 Recession planes do not apply to site boundaries adjoining a Town Centre or <del>Business Mixed Use Zone</del>, fronting the road, or adjoining a park or reserve.</p> <p><b>Note</b> - Refer to the Definitions for detail of the interpretation of recession planes</p>	NC
9.5.76	<p><b>Landscaped permeable surface coverage</b></p> <p>At least 20% of site area shall comprise landscaped (permeable) surface.</p>	NC
9.5.87	<p><b>Continuous Building Length</b></p> <p>The continuous length of any building facade above one storey ground floor</p>	RD

**Comment [KB57]:** Consequential amendment to 166

**Comment [KB59]:** #551, #612 (supported by FS1271, FS1331)

**Comment [KB60]:** 166

**Comment [KB62]:** 208

**Comment [KB61]:** Consequential amendment to 166

## HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p><del>level shall not exceed 30m.</del></p> <p>Where a proposal exceeds this length, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• <u>Building dominance</u></li> <li>• <u>Building design, materials and appearance</u></li> <li>• <del>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 dominance of the building</del></li> <li>• <del>The extent to which topography or landscaping mitigates any dominance impacts</del></li> <li>• <del>The extent to which the height of the building influences the dominance of the building in association with the continuous building length.</del></li> <li>• <del>Where a site is subject to any n</del>Natural hazards and <del>where</del> the proposal results in an increase in gross floor area: <del>an assessment by a suitably qualified person is provided that addresses</del> <ul style="list-style-type: none"> <li><u>Assessment matters relating to natural hazards:</u> <ul style="list-style-type: none"> <li>◦ the nature and degree of risk the hazard(s) pose to people and property,</li> <li>◦ whether the proposal will alter the risk to any site, and</li> <li>◦ <del>the extent to which whether</del> such risk can be avoided or sufficiently <del>mitigated</del><sup>4</sup><del>reduced</del>.</li> </ul> </li> </ul> </li> </ul>	
<b>9.5.98</b>	<p><b>Minimum Boundary Setbacks</b></p> <p>9.5.9.1 All boundaries 2 metres <del>except for state highway boundaries where the setback shall be 4.5m</del></p> <p>9.5.9.2 Exceptions to side and rear boundary setbacks:</p> <p>Accessory buildings for residential activities may be located within the <del>side and rear</del> setback 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.</p>	D
<b>9.5.409</b>	<p><b>Waste and Recycling Storage Space</b></p> <p>9.5.40.9.1 Residential activities <del>three units or less</del> shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240</p>	NC

Comment [KB63]: 238

Comment [KB64]: Officer recommendation for consistency with recommended changes made through the MDRZ s42A

Comment [KB65]: Officer recommendation for consistency as detailed in the Right of Reply for the ARHMZ

Comment [KB66]: 719

Comment [KB67]: Officer recommendation for consistency with MDRZ and LDRZ

Comment [KB68]: 392

<sup>4</sup> ~~Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.~~

## HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>litres recycling wheelie bin per unit.</p> <p>9.5.409.2 All developments shall screen waste and recycling storage space from neighbours, a road or public place, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections.</p>	
<b>9.5.4410</b>	<p><b>Glare</b></p> <p>9.5.44.1 All exterior lighting shall be directed away from the adjacent sites and roads, and so as to limit the effects on the night sky; and</p> <p>9.5.44.2 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>	NC
<b>9.5.11</b>	<p><b><u>Sound insulation and mechanical ventilation</u></b></p> <p><u>All new and altered buildings for residential and other Activities Sensitive to Road Noise, located within 80m of the State highway, shall be designed to achieve an Indoor Design Sound Level of 40 dB LAeq(24h).</u></p>	NC
<b>9.5.12</b>	<p><b><u>Home Occupation</u></b></p> <p><u>9.5.12.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</u></p> <p><u>9.5.12.2 The maximum number of vehicle trips* shall be:</u></p> <p style="margin-left: 40px;">a. <u>Heavy Vehicles: none permitted</u></p> <p style="margin-left: 40px;">b. <u>other vehicles: 10 per day.</u></p> <p><u>9.5.12.3 Maximum net floor area of 60m<sup>2</sup>.</u></p> <p><u>9.5.12.4 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 [KB69]: 719

Comment [KB70]: Consistency with LDRZ Right of Reply recommended changes

# HIGH DENSITY RESIDENTIAL 9

## 9.6 Rules - Non-Notification of Applications

9.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified, ~~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 [KB71]:** 719 – consistency change as detailed in the Right of Reply for the LDRZ

9.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, ~~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 [KB72]:** 719

**Comment [KB73]:** 719 -- consistency change as detailed in the Right of Reply for the LDRZ

9.6.2.1 Residential development involving the development of 4 or more ~~dwellings~~ residential units.

**Comment [KB74]:** 719 -- consistency change as detailed in the Right of Reply for the LDRZ

9.6.3 The following ~~Restricted Discretionary~~ activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

**Comment [KB75]:** 719 -- consistency change as detailed in the Right of Reply for the LDRZ

**Comment [KB76]:** 719

9.6.3.1 Restricted Discretionary building height ~~for sloping sites.~~

**Comment [KB77]:** Officer recommendation for consistency with recommended changes made through the LDRZ s42A

9.6.3.2 Boundary setback breaches up to 0.6m.

**Comment [KB78]:** 520, 166

**Comment [KB79]:** Consequential amendment to #238 and deletion of Homestar/Green star incentive, and creation of new RD height limit for flat sites of 15m

**Comment [KB80]:** 520, 166

# HIGH DENSITY RESIDENTIAL 9

## 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.

**Comment [KB81]:** Consequential amendment to 719

**Floor Area Ratio** Floor Area Ratio is the ratio between Gross Floor Area and Site Area

**Comment [KB82]:** #208

### NEW DEFINITIONS:

**Flat site** – A flat site is where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e equal to or less than 1 in 9.5), rules applicable to flat sites will apply.

**Comment [KB83]:** Consequential amendment to 166

**Comment [KB84]:** 238

**Sloping site** – A sloping site is where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6 degrees (i.e greater than 1 in 9.5), rules applicable to sloping sites will apply.

**Comment [KB85]:** Consequential amendment to 166

**Comment [KB86]:** 238

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

#### Updated Zone Purpose Paragraph 2

##### **Recommended updated Purpose – Paragraph 2**

In Queenstown, ~~buildings greater than two storeys in height are anticipated~~ the High Density Residential Zone enables higher profile buildings than the other Residential Zones, subject to high design quality and environmental performance. In Wanaka, ~~buildings of two storeys in height~~ lower building heights are anticipated, accounting for its less urban character, however relatively high densities are achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport.

##### **Appropriateness (s32(1)(a))**

The revised wording of the purpose statement is considered to be appropriate to clarify that buildings greater than two storeys are anticipated within the zone, within the limits of the building height standards, and assists to distinguish this zone from other residential zones with lower height limits.

#### Updated Policy

##### **Recommended updated Policy**

9.2.1.1 Provide sufficient high density zoned land ~~with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to that~~ enables diverse housing supply close to town centres.

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<ul style="list-style-type: none"> <li>Removes reference to height (i.e. 'two storeys') which was more direct and limited in scope.</li> <li>Compliance with the policy can now be met by consideration to factors other than height.</li> </ul>	<ul style="list-style-type: none"> <li>Removes reference to 'two storeys' which is misleading in suggesting that two storeys is the standard development form expected.</li> <li>Removes specification of height within the policy and allows 'diverse housing supply' to be implemented by the rules and standards of the chapter, including building height.</li> <li>Improves flexibility in design, allowing variation of built form and layout within pure height limits.</li> </ul>	<ul style="list-style-type: none"> <li>The amendment is efficient in supporting the purpose of the zone, as it allows flexibility in design, variation of built form and layout within pure height limits, and is not limited to the number of storeys.</li> </ul>

**Updated Policies**

Recommended updated Policies 9.2.2.1 to 9.2.2.3	
9.2.2.1	Buildings shall address <del>streets and other</del> public <del>spaces</del> <u>places and public roads (including service lanes, accessways, and right of ways)</u> with active edges <del>with and</del> limited presentation of blank and unarticulated walls or facades.
9.2.2.2	<del>Street edges</del> <u>Road boundary/boundaries</u> shall not be dominated by garaging, parking and accessways.
9.2.2.3	Where <del>street activation</del> <u>compliance with Policies 9.2.2.1 and 9.2.2.2</u> is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• Avoids the ability to apply notified Policy 9.2.2.2 to accessways and service lanes, as they are excluded from the definition of “road boundary”; potentially compromising good urban design outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarifies the intended application of these policies through removal of the word ‘street’ which is undefined by the PDP.</li> <li>• Clarifies that street activation is desired fronting any public space or road type, unless otherwise impractical under notified Policy 9.2.2.3</li> <li>• Clarifies that notified Policy 9.2.2.3 applies to both issues of ‘activation’ and reduced dominance of garaging and parking. This allows consideration of circumstances where, due to building design or road access type for example, garaging must be facing the road boundary.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy is more specific with regard to the circumstances in which increased height will be appropriate, ensuring the effectiveness of plan implementation.</li> <li>• The policy is efficient in highlighting to applicants that urban design and environmental performance will be a key consideration for height breaches.</li> </ul>

**Updated Rule Standard – 9.5.1**

Recommended Updated Rule Standard – 9.5.1	
<p><b>9.5.1</b></p>	<p><b>Building Height – Flat Sites (<u>Queenstown</u>)</b></p> <p>9.5.1.1 <del>Queenstown: 3 storeys within a</del> <u>A</u> maximum height of 12 metres; <del>or 4 storeys within a maximum height of 15 metres where a residential apartment building can achieve certification to a minimum 6 star level using the New Zealand Green Building Council Homestar™ Tool, or where a visitor accommodation</del></p>

	<p style="text-align: center;"><del>building can achieve a Green Star Rating of at least 4 stars</del></p> <p><u>Except: The permitted maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary</u></p> <p><u>Except: <del>Within the area identified on the planning maps, N</del>no building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline.</u></p>
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<p><u>Where a proposed building exceeds this permitted height and does not exceed 15 metres <del>(4 storeys)</del>, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</u></p> <ul style="list-style-type: none"> <li>• <u><del>The extent to which the infringement provides for greater the design and quality of the building, including:</del></u> <ul style="list-style-type: none"> <li><u>articulation of rooflines and visual interest</u></li> <li><u>material use and quality</u></li> <li><u>the avoidance of large monolithic buildings</u></li> <li><u>the impact on the street scene</u></li> <li><u>active street frontages and the treatment of corner sites</u></li> <li><u>Crime Prevention Through Environmental Design (CPTED) considerations</u></li> <li><u>integration of landscaping</u></li> <li><u>how the development addresses its context and contributes positively to character and amenity</u></li> <li><u>environmental performance</u></li> </ul> </li> <li>• <u><del>The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particularly reference to dominance impacts, views and outlook, and sunlight access to adjacent properties.</del></u></li> <li>• <u><del>The extent to which the infringement adversely affects the a</del>Amenity of views and outlook from SH6A.</u></li> </ul> <p>...</p>	<p><del>NC</del></p> <p><u>RD</u> <u>(buildings with maximum height up to 15m)</u></p> <p><u>NC</u> (for buildings with a maximum height over 15m)</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• Adds greater length to the PDP.</li> </ul>	<ul style="list-style-type: none"> <li>• Rephrases matters of discretion so that they read like matters of discretion rather than assessment matters</li> <li>• Revises the scope of matters of discretion recognising amendments to height made through the s42A report in response to submissions, to address designs other than 'minor infringements'. This will improve the robustness of the assessment of consent applications and improve urban design outcomes.</li> <li>• Improves certainty to applicants as to what matters are expected to be addressed at RD height limits.</li> <li>• Clarifies the location in which height limits above Frankton Road apply, through identification on the planning maps.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• The revisions are effective in improving the robustness of the assessment of design considerations relating to building height.</li> <li>• The identification of areas subject to height restrictions on the planning maps improves the clarity and implementation of the PDP.</li> </ul>

**Updated Rule Standard – 9.5.2**

Recommended Updated Rule Standard – 9.5.2		
<p><b><u>9.5.2</u></b></p>	<p><b><u>Building Height – Flat Sites (Wanaka)</u></b></p> <p><u>A maximum height of 8 metres.</u></p> <p><u>Where a proposed building exceeds this permitted height and does not exceed 10 metres a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</u></p> <ul style="list-style-type: none"> <li>• <u>the design and quality of the building, including:</u> <ul style="list-style-type: none"> <li><u>articulation of rooflines and visual interest</u></li> <li><u>material use and quality</u></li> <li><u>the avoidance of large monolithic buildings</u></li> <li><u>the impact on the street scene</u></li> <li><u>active street frontages and the treatment of corner sites</u></li> <li><u>Crime Prevention Through Environmental Design</u></li> </ul> </li> </ul>	<p><u>RD</u> <u>(buildings with a maximum height up to 10m)</u></p> <p><u>NC</u> <u>(buildings with a maximum height over 10m)</u></p>

	<p><u>(CPTED) considerations</u></p> <p><u>integration of landscaping</u></p> <p><u>how the development addresses its context and contributes positively to character and amenity</u></p> <p><u>environmental performance.</u></p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Refer to Definition for interpretation of building height.</li> </ul>	
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• May provide for developments at increased heights which may compromise views and outlook towards the lake.</li> </ul>	<ul style="list-style-type: none"> <li>• Improves flexibility of consideration of heights above 8m on flat sites in Wanaka, and provides a tiered assessment approach as applies for Queenstown.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed amendment is effective in providing greater opportunity for considerations of height above 8m where the site context is appropriate; and without the more stringent test of s104D applied to NC activities.</li> </ul>

**Updated Rule Standard – 9.5.3**

Recommended Updated Rule Standard – 9.5.3	
<p><b>9.5.23</b></p>	<p><b>Building Height – Sloping sites</b></p> <p>The permitted height shall be 7 metres</p> <p><u>Except: The permitted maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</u></p> <p><u>Except: <del>Within the area identified on the planning maps, A</del>no building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline.</u></p>

<p>Where a proposed building exceeds this permitted height and does not exceed 10 metres, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The extent to which the infringement provides for greater the design and quality of the building, including:</u></li> </ul> <p style="padding-left: 40px;"><u>articulation of rooflines and visual interest</u></p>	<p>RD <u>(buildings with maximum height up to 10m)</u></p> <p>NC <u>(for</u></p>
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<p><u>material use and quality</u></p> <p><u>the avoidance of large monolithic buildings</u></p> <p><u>the impact on the street scene</u></p> <p><u>active street frontages and the treatment of corner sites</u></p> <p><u>Crime Prevention Through Environmental Design (CPTED) considerations</u></p> <p><u>integration of landscaping</u></p> <p><u>how the development addresses its context and contributes positively to character and amenity</u></p> <p><u>environmental performance.</u></p> <ul style="list-style-type: none"> <li>• <del>The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particular reference to dominance impacts, views and outlook, and sunlight access to adjacent properties.</del></li> <li>• <del>The extent to which the infringement adversely affects the Aamenity of views and outlook from SH6A.</del></li> </ul> <p>...</p>	<p>with a maximum height over 10m)</p>
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<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<ul style="list-style-type: none"> <li>• Adds greater length to the PDP.</li> </ul>	<ul style="list-style-type: none"> <li>• Rephrases matters of discretion so that they read like matters of discretion rather than assessment matters.</li> <li>• Revises the scope of matters of discretion recognising amendments to height made through the s42A report in response to submissions, to address designs other than 'minor infringements'. This will improve the robustness of the assessment of consent applications and improve urban design outcomes.</li> <li>• Improves certainty to applicants as to what matters are expected to be addressed at RD height limits.</li> <li>• Clarifies the location in which height limits above Frankton Road apply, through identification on the planning maps.</li> </ul>	<ul style="list-style-type: none"> <li>• The revisions are effective in improving the robustness of the assessment of design considerations relating to building height.</li> <li>• The identification of areas subject to height restrictions on the planning maps improves the clarity and implementation of the PDP.</li> </ul>

**Updated Rule Standard – matter of discretion**

**Recommended Updated Matter of Discretion – Natural Hazards (extracted from Rules 9.5.1, Redrafted Rule 9.5.3, Redrafted Rule 9.5.7**

- ~~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~~<sup>†</sup>reduced.

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> <li>• Avoids duplication and potential inconsistency with section 28.5 of the PDP Natural Hazards Chapter, which requires assessments commensurate with the level of risk.</li> </ul>	<ul style="list-style-type: none"> <li>• The amended rule will be equally effective and more efficient (for the reasons stated) at implementing the objectives contained in chapter 28.</li> <li>• 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</li> </ul>

**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/Transferred	Issue Reference
7.1		Sue Knowles		Oppose	That all properties within the High Density Residential Zone having access off the York Street right of way (including numbers 11, 9, 3 and 1) be rezoned to Low Density Residential.		Transferred to the hearing on mapping	
7.1	FS1279.5	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The submission of S Knowles (#7) has been deferred to the hearing on mapping. The submitters concerns around heights are limited to the HDR at York Street, and unrelated to land west of the Kawarau Falls Bridge.
7.2		Sue Knowles		Oppose	Opposes the chapter generally	Reject		
7.2	FS1279.6	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The submission of S Knowles (#7) has been deferred to the hearing on mapping. The submitters concerns around heights are limited to the HDR at York Street, and unrelated to land west of the Kawarau Falls Bridge.
9.5		Terry Drayon		Oppose	To not increase the height of buildings on flat land in Wanaka above 2 stories but nominate an area in 3 Parks where this is permissible	Accept		No changes recommended to height limits in Wanaka. Three Parks is not within the HDRZ.
19.14		Kain Fround		Oppose	Opposes the chapter generally	Reject		
20.2		Aaron Cowie		Other	Submitter requests consideration to: <ul style="list-style-type: none"> <li>•significantly higher property heights, especially towards the centre of Queenstown. Would like to see houses of 4-5 stories as the norm, with hotel complexes even higher.</li> <li>•increased density</li> <li>•inclusion of PassivHaus standards</li> </ul>	Reject		
20.2	FS1059.3	Erna Spijkerbosch		Oppose	We oppose this submission to increase building heights in the centre of town.	Accept in Part		Amendments are recommended to the RD status for building height for flat sites
22.10		Raymond Walsh		Support	Supports the chapter provisions generally	Accept in Part		
76.1		Angela Waghorn		Oppose	1. That York Street properties numbered 1 – 11 be included in the Low Density zone designation. 2. High density zoning be designated to properties south west side of Hallenstein Street.		Transferred to the hearing on mapping	
102.4		PR Queenstown Ltd		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose..		Transferred to the hearing on mapping	
102.4	FS1059.52	Erna Spijkerbosch		Support	Support	Accept in Part		
102.4	FS1118.13	Robins Road Limited		Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.		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/Transferred	Issue Reference
103.3		Neki Patel		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		Transferred to the hearing on mapping	
103.3	FS1059.54	Erna Spijkerbosch		Support	Support		Transferred to the hearing on mapping	
103.3	FS1118.16	Robins Road Limited		Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.		Out of scope not within Stage 1 of the PDP	
104.3		Hamish Munro		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		Transferred to the hearing on mapping	
107.3		Barry Sarginson		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		Transferred to the hearing on mapping	
108.3		Clyde Macintrye		Support	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		Transferred to the hearing on mapping	
110.12		Alan Cutler		Other	Supports the Policies and Objectives supporting and facilitating higher levels of residential living and commercial activities in the central area around Wanaka CBD. Considers there is potential for the area between Lakeside Rd and Lismore Streets to enable 'boutique' retail, and develop into a tourist boulevard including café's, fashion, arts and crafts, ice-cream parlours, chocolate /sweet shops etc.	Accept in Part		The HDR Zone provisions predominantly provide for residential development, however the potential for small scale commercial uses, such as those referenced by the submitter, is provided for under Rule 9.4.6 where these are integrated with a development of at least 20 units.
117.10		Maggie Lawton		Support	Questions meaning of rule, please expand. Questions if it is about restricting high density below the specified datums.	Reject		This submission relates to rule 9.4.22 and retains the ODP rule 7.5.5.2 (xi) for Flood Risk. The rule prohibits construction of buildings with a ground floor level below the specified levels, as these areas are subject to flood risk.
159.7		Karen Boulay		Other	Ensure the aftermath of the weekend mess is tidied up in timely fashion		Out of scope outside TLA/DP function	
159.13		Karen Boulay		Oppose	Need more provision to provide adequate car parking		Out of scope not within Stage 1 of the PDP	
173.2		Gordon Girvan		Oppose	That the council leave the zoning in Wanaka as it is at present. Consider impacts on infrastructure.	Reject		The extent of the HDR zone in Wanaka remains as per the ODP.
173.2	FS1251.2	Varina Pty Limited		Oppose	The submitter opposes this submission and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers.	Accept		The extent of the HDR zone in Wanaka remains as per the ODP.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
182.1		Millennium & Copthorne Hotels New Zealand Limited		Support	Retention of the proposed High Density Residential Zoning, or Some other zoning which provides for hotels at the height of the current development i.e., a visitor accommodation zone, and A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation ie conference facilities, restaurants, bars, gyms, guest retail, etc.	Accept in Part		HDR zoning has been retained for the submitters land. VA components of the submission are out of scope.
182.1	FS1063.1	Peter Fleming and Others		Oppose	All Disallowed	Accept in Part		HDR zoning has been retained for the submitters land. VA components of the submission are out of scope.
182.1	FS1244.1	Three Beaches Limited		Support	Considers that with the imposition of a visitor accommodation sub-zone that specifically caters for large scale hotels, combined with greater building height as proposed under the PDP the Council will enable the establishment of hotels in close proximity to central Queenstown. The submitter also agrees with the submission in relation to the definition of visitor accommodation.	Accept in Part		HDR zoning has been retained for the submitters land. VA components of the submission are out of scope.
208.6		Pounamu Body Corporate Committee		Other	The Body Corporate is concerned by proposed changes to the High Density Residential Zone, particularly in so far as they relate to the former site for the Hilton Hotel Complex on land to the rear of and immediately adjoining the Pounamu Apartments, legally described as Lot 5 DP 351561, Certificate of Title reference 211090 (Lot 5). There is currently an easement in place that runs through the centre of Lot 5 (refer attached plan) which is used for access purposes between the Apartments. The future development of Lot 5 will need to take account of and provide for this easement. The Body Corporate is concerned that if the High Density Residential Zone is confirmed as notified, the close relationship of Lot 5 and the Pounamu Apartments may not be appropriately recognised and provided for, and the amenity of the Apartments may be significantly affected. the Body Corporate is particularly concerned by the following proposed changes to the High Density Residential Zone: (a) the watering down of the focus in the objectives and policies on protection of amenity values; (b) increased building height; (c) relaxed site coverage controls; (d) changes to recession plane requirements; (e) reduced front and side boundary setbacks; (f) no outdoor living requirements; (g) removal of specific urban design considerations, assessment criteria and the urban design review process; and (h) the Floor Area Ratio requirement.  The Body Corporate considers that the history of Lot 5 and its relationship to the Pounamu Apartments, should be recognised and provided for in the Proposed Plan, as should the existing character of the Apartments and the amenity enjoyed by the Apartment's residents. To this extent, the Body Corporate considers that the new zoning should encourage visitor accommodation development on Lot 5 that integrates with and recognises the historical relationship between development on the Pounamu Apartments' site and Lot 5.	Accept in Part		Refer to s42A report
208.6	FS1231.7	Plaza Investments Limited		Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.6	FS1242.7	Antony & Ruth Stokes		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.	Reject		
208.6	FS1279.12	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.22		Pounamu Body Corporate Committee		Oppose	New Rule Oppose There are no controls relating to outdoor living space requirements. Insert the Operative Plan Rule 7.5.5.2 (viii) relating to Outdoor Living Space into the Proposed Plan	Reject		
208.22	FS1242.23	Antony & Ruth Stokes		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.	Accept		
208.22	FS1279.28	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.23		Pounamu Body Corporate Committee		Oppose	New Rule Oppose There are no controls relating to maximum building footprint size Reinstate the Operative Plan Rule 7.5.3.3(ii) which requires a maximum building footprint of 500m2	Reject		Maximum building footprints have been removed from the PDP alongside integration of the HDR Sub Zones A & B; and conversion of subzone C to the Medium Density Zone. Such controls have been removed in the interests of removing unnecessary regulation, and recognising that other controls can address bulk effects, such as site coverage, density, continuous building length, recession planes (where applicable).
208.23	FS1242.24	Antony & Ruth Stokes		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.	Accept		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.23	FS1279.29	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.24		Pounamu Body Corporate Committee		Oppose	New provisions – Assessment Matters Oppose All of the assessment matters have been removed from the Operative ePlan. These provide valuable guidance and should be reinstated. Reinstate all of the Assessment Matters that are contained at 7.7 of the Operative Plan	Reject		
208.24	FS1242.25	Antony & Ruth Stokes		Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept		
208.24	FS1279.30	Lakes Edge Development Limited		Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
300.6		Rob Jewell		Oppose	Opposes the chapter in general	Reject		
300.7		Rob Jewell		Oppose	High Density Residential housing areas should not be introduced into the Wanaka town area.	Reject		
327.2		Lismore Estates Ltd		Support	Approve the proposed Objectives, Policies and Rules in the High Density Residential zone as notified.	Accept in Part		
335.14		Nic Blennerhassett		Support	Support the zone as shown on planning map 21		Transferred to the hearing on mapping	
344.3		Sam Flewellen		Oppose	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32, as shown on Appendix C of the submission.		Transferred to the hearing on mapping	
363.1		Body Corp 27490		Oppose	That the zoning for all of the York Street right of way (serving 1 to 17) be Low Density		Transferred to the hearing on mapping	
366.2		Robins Road Limited		Other	sub zone or transition zone of Robins Road between Fryer Street and Robins road		Out of scope not within Stage 1 of the PDP	
366.2	FS1059.75	Erna Spijkerbosch		Not Stated	Agree in principle, but more information needed. This matter should not be included in this stage, but at later date.		Out of scope not within Stage 1 of the PDP	
366.2	FS1059.76	Erna Spijkerbosch		Oppose	Agree in principle, but more information needed. This matter should not be included in this stage, but at later date.		Out of scope not within Stage 1 of the PDP	
391.17		Sean & Jane McLeod		Support	supports the chapter generally	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
410.1		Alps Investment Limited		Support	Supports all notified provisions of the proposed High Density Residential Zone	Accept in Part		
410.5		Alps Investment Limited		Support	Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the map contained within the submission.		Transferred to the hearing on mapping	
435.8		Catherine Fallon		Support	supports the chapter generally	Accept in Part		
470.3		Queenstown Playcentre		Other	Requests that guidelines are introduced and plans are reviewed by an appropriate panel. Requests safeguards are put in place to protect residential or community amenity.	Accept in Part		refer s42A report
506.8		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.	Accept in Part		
506.8	FS1063.17	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 pbject to all submissions that in fact amount to private plan changes. They are undemocratic and most likely illegal. The maps are unreadable.	Reject		
514.3		Duncan Fea		Support	Retain Chapter 9 in its entirety	Reject		
516.3		MacFarlane Investments		Oppose	Amend the proposed plan and Map 36 as follows:  1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.  OR  2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.  AND  3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		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/Transferred	Issue Reference
517.3		John Thompson		Oppose	Amend the proposed plan and Map 36 as follows:  1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.  OR  2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.  AND  3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		Out of scope not within Stage 1 of the PDP	
520.2		Fred van Brandenburg		Not Stated	Add the following new rule with references to Operative District Plan rules updated: <u>iv Height and Elevation Restrictions along Frankton Road</u> <u>The intrusion of a single building element on the south side of Frankton Road (SH6A) in the High Density Residential Zone of no more than one story, in height above the centreline of Frankton Road and limited to a length parallel to the road of not more than 10% of the length of the road frontage (to a maximum of 16 metres), used solely, for access, reception and lobby uses related to the predominant use of the site shall be a Restricted Discretionary Activity in respect of Assessment Matter 7. 7.2 xiii</u> <u>Urban Design Protocol</u> <u>This rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.</u>	Accept in Part		refer s42A report
520.3		Fred van Brandenburg		Not Stated	Add the following rule with references to Operative District Plan rules updated: The following applications shall be nonnotified: Applications in relation to land contained in, or formerly contained in Lot 1 DP12665 (commonly known as 595 Frankton Road) made pursuant to rules 7.5.3.3 ii Building Footprint: 7.5.3.3 (iv) Height and Elevation Restrictions along Frankton Road (intrusion of a single building element): 7.5.5.2 iv(d) Setback from Internal Boundaries: 7.5.5.2 vii Continuous Building Length, and 7.5.5.2 xvii Landscape Coverage, provided that the application is accompanied by a report from the Council's Urban Design Panel supporting the application in respect to breaches of the relevant rule. except that the owners of any adjoining properties may be serviced with a copy of any resource consent application pursuant to Section 94(1) of the Act. When forming an opinion as to whether an adjoining residential property owner may be adversely affected by the activity for the purpose of Section 94(1) the consent authority may disregard adverse effects of the activity if those effects are permitted by the development consented under RM040624 dated 13 May 2005 and RM081099 dated 29 April 2009 whether or not these consents have lapsed.	Accept in Part		refer s42A report
548.7		Maximum Mojo Holdings Limited		Not Stated	Incorporate Plan Change 50 into the Proposed District Plan. Also refer to submission 548.2 to the Queenstown Town Centre , and submissions 548.3 and 548.3 to maps 35 and 36		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/Transferred	Issue Reference
548.7	FS1097.519	Queenstown Park Limited		Not Stated	Support and oppose. Support the integration of Plan Change 50 into the District Plan. Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered		Out of scope not within Stage 1 of the PDP	
548.7	FS1117.218	Remarkables Park Limited		Not Stated	Support/Oppose. Support the integration of Plan Change 50 into the District Plan. Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
551.1		Plaza Investments Limited		Support	Submitter supports the High Density Residential Zone objectives and provisions insofar as they support intensive residential and visitor accommodation activities.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
551.1	FS1260.4	Dato Tan Chin Nam		Support	Grant the relief set out in the submission. The HDR objectives, policies and rules provide an appropriate development framework. The objectives, policies and rules for visitor accommodation as RDIS are overly restrictive and there has been no justification provided for the change from controlled to discretionary status.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
551.1	FS1271.21	Hurtell Proprietary Limited and others		Support	Supports. Seeks that the local authority to grant the relief set out of the submission.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
551.1	FS1331.26	Mount Crystal Limited		Support	Grant relief set out in clause 5.1 or original submitters submission	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
571.18		Totally Tourism Limited		Not Stated	Seek such further or consequential or alternative amendments necessary to give effect to this submission		Out of scope not within Stage 1 of the PDP	
575.1		Antony & Ruth Stokes		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled, subject to the amendments outlined in this submission.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
579.3		Gem Lake Limited		Other	Support in part. The Proposed High Density Residential Zone is confirmed subject to the modifications requested in this submission as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
612.1		Skyline Enterprises Limited		Other	Support in part. The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled (as outlined in Point 4.2).	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP
612.2		Skyline Enterprises Limited		Other	Oppose in part. The PDP is modified as per the points addressed in Point 4.3.	Accept in Part		Visitor Accommodation is out of scope of stage 1 of the PDP. Site coverage for sloping site is recommended to be amended - refer s42A report
627.2		HW Holdings Ltd		Not Stated	Confirm all provisions as notified in Section 9 of the Proposed Plan unless otherwise submitted upon in this submission.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
628.2		reception@jea.co.nz		Not Stated	Confirm all provisions within the Proposed High Density Residential Zone.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
628.2	FS1265.8	DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch		Oppose	That the submission be refused in its entirety.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
628.2	FS1268.8	Friends of the Wakatipu Gardens and Reserves Inc		Oppose	That the submission be refused in its entirety.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
641.1		Aws Trustees No 31 Limited		Support	Supports the proposed High Density Residential zone as it applies to the properties at 53, 57, 61 and 65 Frankton Road, shown on planning map 35.	Accept		
641.1	FS1260.16	Dato Tan Chin Nam		Support	That the land identified in the submission be zoned High Density Residential. The land identified in the submissions, and in fact all of the land bounded by Adelaide and Suburb Streets, and Frankton Road is suited for intensive use given its proximity to the town centre and public transport routes.	Accept	Transferred to the hearing on mapping	Land between Adelaide and Suburb Streets, and Frankton Road referred to in this further submission was identified by original submission #61, and has been deferred to the hearing stream on mapping.
641.2		Aws Trustees No 31 Limited		Support	Confirms the HDR zone.		Transferred to the hearing on mapping	
641.2	FS1260.17	Dato Tan Chin Nam		Support	That the land identified in the submission be zoned High Density Residential. The land identified in the submissions, and in fact all of the land bounded by Adelaide and Suburb Streets, and Frankton Road is suited for intensive use given its proximity to the town centre and public transport routes.	Accept	Transferred to the hearing on mapping	Land between Adelaide and Suburb Streets, and Frankton Road referred to in this further submission was identified by original submission #61, and has been deferred to the hearing stream on mapping.
667.2		Cedric Hockey		Oppose	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.		Out of scope not within Stage 1 of the PDP	
667.2	FS1043.3	Grand Lakes Management Limited		Oppose	GLML oppose the submission made by Cedric Hockey as they seek an extension of the existing Town Centre Zone to include the block of land bound by Isle, Man, Brecon and Camp Streets. This block of land is directly adjacent to the Sofitel Hotel and if rezoned it could provide the opportunity for increased noise levels in line with the noise provisions as they currently proposed. As outlined in the GLML original submission this has the potential for increased adverse effects from noise exposure.		Out of scope not within Stage 1 of the PDP	
681.4		Gerard Auckram		Support	Confirm all other provisions not otherwise commented on.	Accept in Part		Provisions have been amended to address submissions and are discussed in the s42A report.
686.3		Garth Makowski		Support	Confirm all provisions within the Proposed High Density Residential Zone.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
718.3		Allium Trustees Limited		Not Stated	Confirm all provisions within the Proposed High Density Residential Zone.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
727.3		Belfast Corporation Limited		Support	Confirm all provisions within the Proposed High Density Residential Zone.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
731.3		Mulwood Investments Limited		Support	Confirm all provisions within the Proposed High Density Residential Zone.	Reject		Provisions have been amended to address submissions and are discussed in the s42A report.
785.1		A & K Zaki		Other	Support in part. The Proposed District Plan as notified is confirmed as it relates to: The zoning of A & K Zaki land as high density residential. Rule 9.4.10 Visitor Accommodation. Rule 9.4.7 Commercial Activities. Rule 9.5.4.2 Building Coverage on Sloping Sites.	Accept in Part	Transferred to the hearing on mapping	VA components of this submission are out of scope of Stage 1 of the PDP.
785.2		A & K Zaki		Other	Oppose in part. The Proposed District Plan is modified so: The maximum height limit as provided in the Operative District Plan applies to the Beach Street Block.		Out of scope not within Stage 1 of the PDP	
785.3		A & K Zaki		Other	Oppose in part. (Alternatively) The objectives, policies and rules of the QLDC decisions version of PC 50 are applied to the Beach Street Block.		Out of scope not within Stage 1 of the PDP	
<del>786.1</del>		<del>C &amp; L Holt</del>		<del>Other</del>	<del>Support in part. The Proposed District Plan as notified is confirmed as it relates to: The zoning of C &amp; L Holt's land as high density residential. Rule 9.4.10 Visitor Accommodation Rule 9.4.7 Commercial Activities, and Rule 9.5.4.2 Building Coverage on Sloping Sites,</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
786.1	FS1097.711	Queenstown Park Limited		Not Stated	Support the integration of Plan Change 50 into the District Plan. Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
786.1	FS1117.287	Remarkables Park Limited		Not Stated	Support/Oppose. Supports the integration of Plan Change 50 into the District Plan. Opposes the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
786.2		C & L Holt		Other	Oppose in part.  The Proposed District Plan is modified so: The maximum height limit as provided in the Operative District Plan applies to the Beach Street Block.		Out of scope not within Stage 1 of the PDP	
786.2	FS1097.712	Queenstown Park Limited		Not Stated	Support the integration of Plan Change 50 into the District Plan. Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
786.2	FS1117.288	Remarkables Park Limited		Not Stated	Support/Oppose. Supports the integration of Plan Change 50 into the District Plan. Opposes the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
786.3		C & L Holt		Other	Oppose in part. (Alternatively) The objectives, policies and rules of the QLDC decisions version of PC50 are applied to the Beach Street Block.		Out of scope not within Stage 1 of the PDP	
786.3	FS1097.713	Queenstown Park Limited		Not Stated	Support the integration of Plan Change 50 into the District Plan. Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		Out of scope not within Stage 1 of the PDP	
786.3	FS1117.289	Remarkables Park Limited		Not Stated	Support/Oppose. Supports the integration of Plan Change 50 into the District Plan. Opposes the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.		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/Transferred	Issue Reference
1359.4		Keeley, Grant		Oppose	Rezone 8 residential sections located at the north end of Kent Street (Queenstown) comprising 37 - 51 Kent Street Low Density Residential Zone, rather than High Density Residential Zone.		Transferred to the hearing on mapping	
86.6		Jeff Aldridge	9.1 Zone Purpose	Support	Suggests that Gorge road should be looked at under this high density zone as a worker accomodation area.	Accept in Part		Zone allows for residential activity
86.6	FS1059.11	Erna Spijkerbosch	9.1 Zone Purpose	Support	Support worker accommodation on Gorge Rd but not visitor accommodation.	Reject		VA components of this submission are out of scope of Stage 1 of the PDP. The HDRZ provisions do not define the nature of residential activities for which buildings are used. Gorge Road is also located within the Proposed Business Mixed Use.
193.1		Diane Dever	9.1 Zone Purpose	Oppose	Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.		Transferred to the hearing on mapping	
208.2		Pounamu Body Corporate Committee	9.1 Zone Purpose	Oppose	<b>Amend 9.1 as follows:</b>  <i>"The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas. In Queenstown, buildings <del>greater than two storeys</del> up to 7 or 8 metres in height (depending on whether the site is flat or sloping) are anticipated. Buildings that breach these height limits are appropriate only where neighbourhood amenity, access to sunlight and light, and view shafts can be protected and adverse effects on nearby properties can be avoided, remedied or mitigated, and are subject to high design quality and environmental performance... Development controls will provide <del>some degree of appropriate</del> protection for existing amenity values. <del>However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban</del> Small scale commercial activity will be enabled, either to support larger residential and visitor accommodation developments, or to provide low impact local services..."</i>	Reject		
208.2	FS1231.4	Plaza Investments Limited	9.1 Zone Purpose	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
208.2	FS1242.3	Antony & Ruth Stokes	9.1 Zone Purpose	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.	Accept in Part		
208.2	FS1279.8	Lakes Edge Development Limited	9.1 Zone Purpose	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.57		NZIA Southern and Architecture + Women Southern	9.1 Zone Purpose	Support	Supports in part. Requests objective review authority such as the Urban Design Panel.	Accept in Part		refer s42A
238.57	FS1107.62	Man Street Properties Ltd	9.1 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.	Accept in Part		refer s42A
238.57	FS1226.62	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.1 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.	Accept in Part		refer s42A
238.57	FS1234.62	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.1 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.	Accept in Part		refer s42A
238.57	FS1239.62	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.1 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.	Accept in Part		refer s42A
238.57	FS1241.62	Skyline Enterprises Limited & Accommodation and Booking Agents	9.1 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.	Accept in Part		refer s42A
238.57	FS1242.85	Antony & Ruth Stokes	9.1 Zone Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	
238.57	FS1248.62	Trojan Holdings Limited & Beach Street Holdings Limited	9.1 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.	Accept in Part		refer s42A
238.57	FS1249.62	Tweed Development Limited	9.1 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.	Accept in Part		refer s42A
300.8		Rob Jewell	9.1 Zone Purpose	Oppose	Opposes the provision generally.	Reject		
392.1		Erna Spijkerbosch	9.1 Zone Purpose	Support	We support the zone, but would like consideration of changes in the implementation	Accept in Part		
392.1	FS1288.1	Pinewood	9.1 Zone Purpose	Support	Support submission	Accept in Part		
392.1	FS1059.32	Erna Spijkerbosch	9.1 Zone Purpose	Support	Support	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
392.1	FS1059.33	Erna Spijkerbosch	9.1 Zone Purpose	Support	Support	Accept in Part		
524.27		Ministry of Education	9.1 Zone Purpose	Support	Retain	Accept		
208.44		Pounamu Body Corporate Committee	9.2 Objectives and Policies	Oppose	Several key policies of the Operative Plan (such as Part 7, Policy 3.4) recognise the world class landscape that Queenstown sits within. Development should reflect these significant landscape values and this should remain a policy in the Proposed Plan. <b>Amend</b> by adding the following policy: <u>Ensure that external appearance of buildings reflect the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.</u>	Reject		Landscape is addressed within Chapter 6. No areas of ONL or ONF are located in urban areas.
571.16		Totally Tourism Limited	9.2 Objectives and Policies	Other	Opposes all the PDP objectives, policies, and other provisions that inform and support Rule 9.4.10, which makes all VA activities (not otherwise specified) a Restricted Discretionary activity.		Out of scope not within Stage 1 of the PDP	
719.67		NZ Transport Agency	9.2 Objectives and Policies	Not Stated	Add a new Objective 9.2.7 as follows: <u>9.2.7 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.</u>	Accept in Part		refer s42A
719.68		NZ Transport Agency	9.2 Objectives and Policies	Not Stated	Add a new Policy 9.2.7.1 as follows: <u>9.2.7. 7 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State highway shall be designed to meet internal sound levels of AS/NZ 2707:2000.</u>	Accept in Part		refer s42A
380.45		Villa delLago	9.2.1 Objective 1	Support	Consider increased height limits for steep sites that back onto large hills	Reject		
380.45	FS1059.22	Erna Spijkerbosch	9.2.1 Objective 1	Support	Support increased heights when backing onto steep hills. Discretionary.	Reject		
392.2		Erna Spijkerbosch	9.2.1 Objective 1	Support	supports the objective generally	Accept		
392.2	FS1288.2	Pinewood	9.2.1 Objective 1	Support	Support submission	Accept		
392.2	FS1059.34	Erna Spijkerbosch	9.2.1 Objective 1	Support	Support	Accept		
208.4		Pounamu Body Corporate Committee	9.2.1.1	Oppose	<b>Amend</b> as follows: Policies 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed <del>greater than two storeys</del> to 7 or 8 metres in Queenstown ( <u>depending on whether a site is flat or sloping</u> ) and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres. <u>A consent process is available to breach these height limits where the merits of an application and effects on nearby properties can be appropriately considered.</u>	Reject		
208.4	FS1231.5	Plaza Investments Limited	9.2.1.1	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept		
208.4	FS1242.5	Antony & Ruth Stokes	9.2.1.1	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.	Reject		
208.4	FS1059.66	Erna Spijkerbosch	9.2.1.1	Support	Support	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.4	FS1279.10	Lakes Edge Development Limited	9.2.1.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.3		Pounamu Body Corporate Committee	9.2.2 Objective 2	Oppose	Amend as follows: <i>"Objective 9.2.2 – High-density housing development and visitor accommodation will occur in urban areas close to town centres and other appropriately zoned areas, to provide greater housing diversity and respond to strong projected growth in visitor numbers".</i>	Reject		
208.3	FS1242.4	Antony & Ruth Stokes	9.2.2 Objective 2	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Reject		
208.3	FS1279.9	Lakes Edge Development Limited	9.2.2 Objective 2	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.3	FS1059.65	Erna Spijkerbosch	9.2.2 Objective 2	Support	Support	Reject		
208.45		Pounamu Body Corporate Committee	9.2.2 Objective 2	Oppose	<b>Amend</b> by adding a new policy after 9.2.2.7 as follows: <i>Policy 9.2.2.8 Ensure that development is designed to have regard to and where appropriate reflect, the existing character of neighbouring properties and neighbourhoods, particularly in regards to design, scale and appearance</i>	Reject		
238.58		NZIA Southern and Architecture + Women Southern	9.2.2 Objective 2	Other	supports in part. requests inclusion of "high quality urban design" within the objective.	Accept in Part		refer s42A
238.58	FS1107.63	Man Street Properties Ltd	9.2.2 Objective 2	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.58	FS1226.63	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.2.2 Objective 2	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.58	FS1234.63	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.2.2 Objective 2	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		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.58	FS1239.63	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.2.2 Objective 2	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.58	FS1241.63	Skyline Enterprises Limited & Accommodation and Booking Agents	9.2.2 Objective 2	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.58	FS1242.86	Antony & Ruth Stokes	9.2.2 Objective 2	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	
238.58	FS1248.63	Trojan Holdings Limited & Beach Street Holdings Limited	9.2.2 Objective 2	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.58	FS1249.63	Tweed Development Limited	9.2.2 Objective 2	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		
380.46		Villa delLago	9.2.2 Objective 2	Support	Encourage such high density developments to cater for carparking underground to avoid unsightly above ground car parks		Out of scope not within Stage 1 of the PDP	
380.46	FS1059.24	Erna Spijkerbosch	9.2.2 Objective 2	Support	Support		Out of scope not within Stage 1 of the PDP	
392.3		Erna Spijkerbosch	9.2.2 Objective 2	Other	Supports the objective. Requests that the mass of buildings is dealt with in a more detailed manner. Currently there is no mention of the amalgamation of buildings across multiple sites. I believe there should be landscaped gaps between buildings every so often so we don't end up with the appearance of one mass of building.	Accept in Part		
392.3	FS1288.3	Pinewood	9.2.2 Objective 2	Support	Support submission	Accept in Part		
392.3	FS1059.35	Erna Spijkerbosch	9.2.2 Objective 2	Support	Support	Accept in Part		
159.10		Karen Boulay	9.2.2.5	Oppose	There should be more protection of trees; not less.	Accept in Part		This matter was adressed in hearing stream 3 - Protected Trees.
208.5		Pounamu Body Corporate Committee	9.2.2.7	Oppose	<b>Amend</b> as follows: <i>9.2.2.7 Incentivise greater building height where development is designed to achieve a high environmental performance <u>and only where effects on nearby properties can be avoided, remedied or mitigated.</u></i>	Accept in Part		
208.5	FS1231.6	Plaza Investments Limited	9.2.2.7	Support	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Reject		
208.5	FS1242.6	Antony & Ruth Stokes	9.2.2.7	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.5	FS1059.67	Erna Spijkerbosch	9.2.2.7	Support	Support	Accept in Part		
208.5	FS1279.11	Lakes Edge Development Limited	9.2.2.7	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.7		Pounamu Body Corporate Committee	9.2.3 Objective 3	Oppose	Amend as follows: <del>9.2.3 Objective – A reasonable degree of protection of amenity values is an important consideration will be provided, particularly in areas which are becoming within the context of an increasingly intensified and urban zone where character is changing.</del>	Reject		
208.7	FS1242.8	Antony & Ruth Stokes	9.2.3 Objective 3	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept in Part		
208.7	FS1279.13	Lakes Edge Development Limited	9.2.3 Objective 3	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.10		Pounamu Body Corporate Committee	9.2.3 Objective 3	Oppose	Amend by adding the following policy: <u>Ensure a balance between building activity and open space on sites to provide for on and off-site amenity, outdoor living and planting.</u>	Reject		
208.10	FS1242.11	Antony & Ruth Stokes	9.2.3 Objective 3	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept in Part		
208.10	FS1279.16	Lakes Edge Development Limited	9.2.3 Objective 3	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
380.47		Villa delLago	9.2.3 Objective 3	Support	Supports the objective	Accept		
383.51		Queenstown Lakes District Council	9.2.3 Objective 3	Other	Amend to add new policy to address privacy/overlooking effects.	Accept		
383.51	FS1148.9	Pounamu Body Corporate Committee	9.2.3 Objective 3	Support	Support in part. That this submission point be accepted to the extent that it is not inconsistent with the Body Corporate's original submission.	Accept in Part		
383.51	FS1059.29	Erna Spijkerbosch	9.2.3 Objective 3	Support	Support	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.8		Pounamu Body Corporate Committee	9.2.3.1	Oppose	Amend as follows: Policy 9.2.3.1 Developments controls such as Apply recession planes, building height, floor area ratio, yard setback and site coverage controls are as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and light access, and privacy of nearby properties is appropriately protected.	Reject		
208.8	FS1231.8	Plaza Investments Limited	9.2.3.1	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
208.8	FS1242.9	Antony & Ruth Stokes	9.2.3.1	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.	Accept in Part		
208.8	FS1279.14	Lakes Edge Development Limited	9.2.3.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits at the Kawarau Falls Bridge HDRZ
208.9		Pounamu Body Corporate Committee	9.2.3.2	Oppose	Amend as follows: <i>Policy 9.2.3.2 Ensure that where development standards are breached, impacts on the amenity values of <del>neighbouring</del> nearby properties, including on their outlook, sunlight and light access and privacy, and on public views (especially towards lakes and mountains), are no more than minor relative to a complying development scenario.</i>	Reject		
208.9	FS1242.10	Antony & Ruth Stokes	9.2.3.2	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.	Accept in Part		
208.9	FS1279.15	Lakes Edge Development Limited	9.2.3.2	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits at the Kawarau Falls Bridge HDRZ
520.1		Fred van Brandenburg	9.2.3.2	Other	Amend policy 9.2.3.2 as follows: <del>Ensure that</del> Where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), are adequately mitigated <del>no more than minor relative to a complying development scenario.</del>	Accept		
380.48		Villa delLago	9.2.4 Objective 4	Support	supports the objective	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
438.17		New Zealand Fire Service	9.2.4 Objective 4	Other	Objective 9.2.4 - The NZFS wish to include the term "emergency service facilities" to this Objective. Amend to read: "Provide for community activities and facilities, <u>and emergency service facilities</u> , that are generally best located in a residential environment close to residents". Policy 9.2.4.1 - NZFS wish to 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 <u>and emergency service facilities</u> where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."	Reject		
524.28		Ministry of Education	9.2.4 Objective 4	Support	retain	Accept in Part		Clarification amendment made to remove the word "facilities"
524.29		Ministry of Education	9.2.4.1	Support	Retain	Accept in Part		Clarification amendment made to remove the word "facilities"
159.22		Karen Boulay	9.2.5 Objective 5	Oppose	Commercial uses in residential areas, wherever they are, should be avoided unless it is a dairy or something useful for the residents.	Reject		
380.49		Villa delLago	9.2.5 Objective 5	Support	supports the objective	Accept in Part		
380.50		Villa delLago	9.2.5 Objective 5	Support	supports the objective	Accept in Part		
380.51		Villa delLago	9.2.6 Objective 6	Other	Reduction in parking, but where parking is provided, keep it within the building, underground and away from sight	Reject		
380.51	FS1059.25	Erna Spijkerbosch	9.2.6 Objective 6	Support	Support	Reject		
392.4		Erna Spijkerbosch	9.2.6 Objective 6	Support	supports the objective generally	Accept in Part		
392.4	FS1288.4	Pinewood	9.2.6 Objective 6	Support	Support submission	Accept in Part		
392.4	FS1059.36	Erna Spijkerbosch	9.2.6 Objective 6	Support	Support	Accept in Part		
719.64		NZ Transport Agency	9.2.6 Objective 6	Support	Retain	Accept in Part		Amended by #798
805.51		Transpower New Zealand Limited	9.2.6 Objective 6	Oppose	Amend to: <u>Ensure High-density residential development will efficiently utilise 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.</u>	Reject		
798.32		Otago Regional Council	9.2.6.1	Oppose	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.	Accept in Part		
719.65		NZ Transport Agency	9.2.6.2	Support	Retain	Accept in Part		Amended by #798
719.66		NZ Transport Agency	9.2.6.4	Other	Amend Policy 9.2.6.4 as follows: Ensure access and parking is located and designed to optimise <u>the connectivity, efficiency and safety of the transport network.</u>	Accept		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
805.52		Transpower New Zealand Limited	9.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, particularly Chapter 30: <u>Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		
275.5		Robertson Family Trust	9.4 Rules - Activities	Other	Supports this objective and policy. Requests that a further policy be added which enables lesser access widths in this zone than would otherwise be required under the operative provisions in the Transport section of the plan (which is not under review), provided that proposed access way designs are practical and safe.		Out of scope not within Stage 1 of the PDP	
275.6		Robertson Family Trust	9.4 Rules - Activities	Oppose	The Trust opposes Rule 9.4.3, which permits only 3 dwellings, units and/or flats per site. Requests that the provisions enable each dwelling to also have a residential flat as a permitted activity, and so that the number of permitted dwellings per site is greater in this zone than in the Medium Density Zone.	Reject		A Residential Flat is encompassed within the definition of a Residential Unit. Therefore, the rules allow for residential flats. Furthermore, there are no density controls for the zone.
383.52		Queenstown Lakes District Council	9.4 Rules - Activities	Other	Consider amendment to include the potential for a design review process to confirm permitted status and review the design and yield of buildings progressing without resource consent.	Accept in Part		refer s42A
383.52	FS1148.10	Pounamu Body Corporate Committee	9.4 Rules - Activities	Support	Support in part. That this submission point be accepted to the extent that it is not inconsistent with the Body Corporate's original submission.	Accept in Part		refer s42A
383.52	FS1274.38	John Thompson and MacFarlane Investments Limited	9.4 Rules - Activities	Oppose	Opposes in part. Believes that permitted status should be apparent by applying the facts to the District Plan provisions. Determination of status should not be dependent upon a discretionary design review process. Seeks that the submission be disallowed.	Accept in Part		refer s42A
383.53		Queenstown Lakes District Council	9.4 Rules - Activities	Other	Amend to delete "residential flat"	Accept		
383.54		Queenstown Lakes District Council	9.4 Rules - Activities	Other	Amend to delete "residential flat"	Accept		
383.55		Queenstown Lakes District Council	9.4 Rules - Activities	Other	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Accept		
383.55	FS1059.30	Erna Spijkerbosch	9.4 Rules - Activities	Support	Support	Accept		
383.55	FS1148.11	Pounamu Body Corporate Committee	9.4 Rules - Activities	Support	Support in part. That this submission point be accepted to the extent that it is not inconsistent with the Body Corporate's original submission.	Accept in Part		
575.2		Antony & Ruth Stokes	9.4 Rules - Activities	Other	Oppose in part.  The Proposed District Plan is modified so that Rule 9.4.8 and 9.4.9 is increased to two (2) residential units or flats.		Out of scope not within Stage 1 of the PDP	
208.11		Pounamu Body Corporate Committee	9.4.1	Support	Retain Rule 9.4.1	Accept		
208.11	FS1242.12	Antony & Ruth Stokes	9.4.1	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.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.11	FS1279.17	Lakes Edge Development Limited	9.4.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
166.14		Aurum Survey Consultants	9.4.3	Oppose	Delete Rules 9.4.3 and 9.4.4 and consider controlled activity for more than one unit on all sites where the site density requirements are met.	Reject		
681.2		Gerard Auckram	9.4.3	Other	Confirm the following (permitted status): Dwelling, Residential Unit, Residential Flat comprising three (3) or less per site	Accept in Part		Minor wording amendments made to this rule.
159.12		Karen Boulay	9.4.4	Oppose	There should be more protection of trees; not less.	Accept in Part		Addressed in hearing stream 3 - protected trees
208.12		Pounamu Body Corporate Committee	9.4.4	Oppose	Amend as follows: "Dwelling, Residential Unit, Residential Flat comprising four (4) or more per site Discretion is restricted to all the following: <ul style="list-style-type: none"> <li>• The location, <u>scale</u>, external appearance and design of buildings <u>and impacts on nearby properties particularly on sunshine and light access, outlook and privacy</u></li> <li>• The extent to which the development positively addresses the street <u>and has had regard to the character of the surrounding area</u></li> <li>• The extent to which building mass is broken down and articulated in order to reduce impacts on <del>neighbouring</del> <u>nearby</u> properties and the public realm</li> <li>• Parking and access arrangements: safety and efficiency</li> <li>• The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and <u>nearby properties</u></li> <li>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses 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 such risk can be avoided or sufficiently mitigated<sup>1</sup>.</li> <li>• The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].</li> </ul> And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan	Accept in Part		Some matters mentioned by the Urban Design Assessment Criteria of the ODP (referred to in this submission point) have otherwise been incorporated into the matters of discretion for Building Height.
208.12	FS1242.13	Antony & Ruth Stokes	9.4.4	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.	Accept in Part		
208.12	FS1279.18	Lakes Edge Development Limited	9.4.4	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
392.8		Erna Spijkerbosch	9.4.4	Oppose	Notes that the development of 4 or more dwellings or visitor accommodation on a site has the potential to impact negatively on the residential amenity and there needs to be consultation with neighbours in these situations.	Reject		redrafted Rule 9.6.3 requires notification to affected persons for RD building height.
392.8	FS1288.6	Pinewood	9.4.4	Support	Support submission	Reject		redrafted Rule 9.6.3 requires notification to affected persons for RD building height.
392.8	FS1059.40	Erna Spijkerbosch	9.4.4	Support	Support	Reject		redrafted Rule 9.6.3 requires notification to affected persons for RD building height.
719.69		NZ Transport Agency	9.4.4	Not Stated	Amend Rule 9.4.4 as follows: . Parking and access arrangements <u>and the safety and efficiency of the roading network.</u>	Reject		
159.20		Karen Boulay	9.4.6	Oppose	Commercial uses in residential areas, wherever they are should be avoided unless it is a dairy or something useful for the residents.	Reject		
612.3		Skyline Enterprises Limited	9.4.6	Support	Confirm this provision.	Accept in Part		
719.70		NZ Transport Agency	9.4.6	Oppose	Change the activity status of Rule 9.4.6 to Restricted Discretionary or full Discretionary.	Reject		
159.21		Karen Boulay	9.4.7	Oppose	Commercial uses in residential areas should be avoided unless it is something useful for the residents.	Accept in Part		
392.5		<del>Erna Spijkerbosch</del>	<del>9.4.8</del>	<del>Oppose</del>	<del>9.4.8, 9.4.9, 9.4.10—All visitor accommodation should be dealt with as a commercial activity, therefore subject to commercial rates.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
392.5	FS1288.5	Pinewood	9.4.8	Support	Support submission		Out of scope not within Stage 1 of the PDP	
392.5	FS1059.37	Erna Spijkerbosch	9.4.8	Support	Support		Out of scope not within Stage 1 of the PDP	
208.13		<del>Pouanamu Body Corporate Committee</del>	<del>9.4.9</del>	<del>Oppose</del>	<del>Amend as follows:- Visitor Accommodation involving the commercial letting of one (1) residential unit or dwelling per site for more than 90 nights in any calendar year. Control is reserved to all of the following:- • The location, nature and scale of activities on site - Impacts on nearby properties • Parking and access: safety, efficiency and impacts on on-street parking and neighbours • Noise and methods of mitigation (through design and management controls) • Hours of operation • Accommodation format and numbers of guests • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses 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 such risk can be avoided or sufficiently mitigated1. • The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx]. And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan</del>		<del>Out of scope not within Stage 1 of the PDP</del>	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.13	FS1242.14	Antony & Ruth Stokes	9.4.9	Oppose	<del>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.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
208.13	FS1279.19	Lakes Edge Development Limited	9.4.9	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
719.71		NZ Transport Agency	9.4.9	Not Stated	Amend Rule 9.4.9 as follows: . Parking and access: safety, <u>and efficiency of the roading network</u> , and impacts to on-street parking and neighbours		Out of scope not within Stage 1 of the PDP	
798.33		Otago Regional Council	9.4.9	Oppose	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.		Out of scope not within Stage 1 of the PDP	
208.14		<del>Pounamu Body Corporate Committee</del>	9.4.10	Oppose	<del>Amend as follows:- Visitor accommodation (not otherwise identified). Discretion is restricted to all the following:- ▲ The location, <u>scale</u>, external appearance and design of buildings and impacts on nearby properties particularly on sunshine and light access, outlook and privacy. ▲ The extent to which the development positively addresses the street and has had regard to the character of the surrounding area. ▲ The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and nearby properties. ▲ The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring nearby properties and the public realm. ▲ Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity of nearby properties, and on-street parking. ▲ Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses 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 such risk can be avoided or sufficiently mitigated.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
208.14	FS1242.15	Antony & Ruth Stokes	9.4.10	Oppose	<del>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.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.14	FS1279.20	Lakes Edge Development Limited	9.4.10	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
551.2		<del>Plaza Investments Limited</del>	<del>9.4.10</del>	<del>Oppose</del>	<del>Requests that visitor accommodation remains a controlled activity in the High-Density Residential Zone.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
551.2	FS1260.5	<del>Dato Tan Chin Nam</del>	<del>9.4.10</del>	<del>Support</del>	<del>Grant the relief set out in the submission. The HDR objectives, policies and rules provide an appropriate development framework. The objectives, policies and rules for visitor accommodation as RDIS are overly restrictive and there has been no justification provided for the change from controlled to discretionary status.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
551.2	FS1148.15	Pounamu Body Corporate Committee	9.4.10	Support	Support in part. That this submission point be accepted in part to the extent it is not inconsistent with the Body Corporate's original submission and provided the Body Corporate's original submission is accepted. More particularly, the submission is supported provided that the Body Corporate's original submission seeking appropriate development controls in the High Density Residential Zone is accepted, and/or its submissions that the vacant site adjacent to the Pounamu Apartments (Lot 5) is subject to development controls that require any development on that site to be cognisant of and integrated with the Pounamu Apartments, is accepted.		Out of scope not within Stage 1 of the PDP	
551.2	FS1271.22	Hurtell Proprietary Limited and others	9.4.10	Support	Supports. Seeks that the local authority to grant the relief set out of the submission.		Out of scope not within Stage 1 of the PDP	
551.2	FS1331.27	Mount Crystal Limited	9.4.10	Support	Grant relief set out in clause 5.2 or original submitters submission		Out of scope not within Stage 1 of the PDP	
561.2		<del>Three Beaches Limited</del>	<del>9.4.10</del>	<del>Oppose</del>	<del>Oppose objectives, policies and rules informing and supporting 9.4.10 – making all visitor accommodation a Restricted Discretionary activity. Rationale being S32 provides no evidence that monitoring has been inefficient or ineffective. Uncertainty will be created for development without any clear benefits. The existing controlled activity status provides good development outcomes and this status should be maintained.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
571.17		<del>Totally Tourism Limited</del>	<del>9.4.10</del>	<del>Other</del>	<del>Oppose all Visitor Accommodation in the High Density Residential Zone being a Restricted Discretionary Activity pursuant to Rule 9.4.10 and submit that the it should remain a Controlled Activity as per the operative district plan.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
571.17	FS1059.94	Erna Spijkerbosch	9.4.10	Support	Support		Out of scope not within Stage 1 of the PDP	
579.2		<del>Gem Lake Limited</del>	<del>9.4.10</del>	<del>Other</del>	<del>Opposes in part. The Proposed District Plan is modified so that Rule 9.4.10 relating to visitor accommodation activities within the High-Density Residential Zone are a controlled activity.</del>		<del>Out of scope not within Stage 1 of the PDP</del>	
612.10		Skyline Enterprises Limited	9.4.10	Oppose	Reject this provision.		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/Transferred	Issue Reference
612.10	FS1148.18	Pounamu Body Corporate Committee	9.4.10	Support	That this submission point be accepted in part to the extent it is not inconsistent with the Body Corporate's original submission and provided the Body Corporate's original submission is accepted. More particularly, the submission is supported provided that the Body Corporate's original submission seeking appropriate development controls in the High Density Residential Zones is accepted, and/or its submission that the vacant site adjacent to the Pounamu Apartments (Lot 5) is subject to development controls that require any development on that site to be cognisant of and integrated with the Pounamu Apartments, is accepted.		Out of scope not within Stage 1 of the PDP	
719.72		NZ Transport Agency	9.4.10	Not Stated	Amend Rule 9.4.10 as follows: . Parking and access arrangements: safety, and efficiency of the roading network. and potential impacts on- neighbours' amenity and on-street parking.		Out of scope not within Stage 1 of the PDP	
1366.18		Moraine Creek Limited	9.4.10	Oppose	Oppose all objectives, policies and other provisions that inform and support Rule 9.4.10. Rationale being that S32 shows no evidence that monitoring has been inefficient or ineffective.		Out of scope not within Stage 1 of the PDP	
612.4		Skyline Enterprises Limited	9.4.11	Support	Confirm this provision.		Out of scope not within Stage 1 of the PDP	
551.3		Plaza Investments Limited	9.4.12	Oppose	Licensed premises operating between the hours of 10pm and 8am should be a controlled activity, subject to compliance with applicable noise standards.		Out of scope not within Stage 1 of the PDP	
551.3	FS1271.23	Hurtell Proprietary Limited and others	9.4.12	Support	Supports. Seeks that the local authority to grant the relief set out of the submission.		Out of scope not within Stage 1 of the PDP	
551.3	FS1331.28	Mount Crystal Limited	9.4.12	Support	Grant relief set out in clause 5.2 or original submitters submission		Out of scope not within Stage 1 of the PDP	
561.3		Three Beaches Limited	9.4.12	Oppose	Change to a controlled activity, subject to compliance with applicable noise standards		Out of scope not within Stage 1 of the PDP	
612.11		Skyline Enterprises Limited	9.4.12	Oppose	Reject this provision.		Out of scope not within Stage 1 of the PDP	
438.18		New Zealand Fire Service	9.4.15	Support	Retain as notified. The NZFS supports this Rule as Fire Stations need to be strategically located within and throughout communities to maximise their coverage and response times.	Accept		
524.30		Ministry of Education	9.4.15	Oppose	Relief sought: <b>Change the activity status of community activities and facilities to Permitted.</b>	Reject		
524.30	FS1125.4	New Zealand Fire Service	9.4.15	Support	Allow. The Commission supports the change in activity status proposed by the submitter for Community Facilities and / or Activities. Communities have an expectation that an emergency will be responded to within a quick, efficient and timely manner. The adverse effects from a fire station are well understood and definable. They can be defined as relating to amenity including noise, traffic generation and on-site car parking. Given that there is a Community expectation around emergency services being able to respond quickly and efficiently, there should also be acknowledgement in the plan and by the community that a level of adverse effect in relation to fire stations is therefore acceptable.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
628.3		reception@jea.co.nz	9.4.16	Not Stated	Amend rule to clarify that the use of a retirement village is a permitted activity and the construction of buildings for the purpose of a retirement village is restricted discretionary. Buildings for the purpose of a retirement village shall be a restricted discretionary. Councils discretionary shall be restricted to: (i) Site layout, building location and design; (ii) Landscape treatment; (iii) Traffic and parking effects; and (iv) Construction effects.	Reject		
628.3	FS1265.9	DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch	9.4.16	Oppose	That the submission be refused in its entirety.	Accept		
628.3	FS1268.9	Friends of the Wakatipu Gardens and Reserves Inc	9.4.16	Oppose	That the submission be refused in its entirety.	Accept		
628.3	FS1148.19	Pounamu Body Corporate Committee	9.4.16	Oppose	That this submission point be rejected. The Body Corporate opposes this submission as retirement villages are not consistent with the activities provided for and established in the High Density Residential Zone. A retirement village on the vacant site adjacent to the Pounamu Apartments (Lot 5) would not be an appropriate means of recognising and providing for the relationship between the Pounamu Apartments and Lot 5, as described in the Body Corporate's original submission, nor would it result in integrated development between the two sites.	Accept		
68.4		Nigel Sadlier	9.5 Rules - Standards	Oppose	Opposes proposed Rule – Standard 9.5.2 and associated notes as a building height of 10 metres on sloping sites is excessive. Requests Rule – Standard 9.5.2 and the associated note should be deleted. Any consequential amendments that stem from the amendment set out above.	Reject		
68.4	FS1231.2	Plaza Investments Limited	9.5 Rules - Standards	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
68.4	FS1279.3	Lakes Edge Development Limited	9.5 Rules - Standards	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		
68.4	FS1331.8	Mount Crystal Limited	9.5 Rules - Standards	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		
68.4	FS1260.14	Dato Tan Chin Nam	9.5 Rules - Standards	Oppose	The height limits in the notified plan for the HDR zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR zone will not allow for innovative and flexible design outcome which will ultimately promote the objectives and policies of the HDR zone and allow for the most efficient and effective use of resources.	Accept in Part		
208.15		Pounamu Body Corporate Committee	9.5 Rules - Standards	Oppose	Delete rules 9.5.1, 9.5.2 and 9.5.3 and reinsert the Operative Plan height rules for High Density Zones which require non-complying resource consent to exceed a flat site height limit of 8 metres and sloping site height limit of 7 metres.	Reject		
208.15	FS1231.9	Plaza Investments Limited	9.5 Rules - Standards	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.15	FS1242.16	Antony & Ruth Stokes	9.5 Rules - Standards	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.	Accept in Part		
208.15	FS1279.21	Lakes Edge Development Limited	9.5 Rules - Standards	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
383.56		Queenstown Lakes District Council	9.5 Rules - Standards	Other	Amend to ensure recession planes apply adjoining the Business Mixed Use Zone, by stating: "Recession planes do not apply to site boundaries adjoining a Town Centre, or fronting the road, or adjoining a park or reserve".	Accept		
383.56	FS1059.31	Erna Spijkerbosch	9.5 Rules - Standards	Support	Support	Accept		
383.57		Queenstown Lakes District Council	9.5 Rules - Standards	Other	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Accept		
383.57	FS1148.12	Pounamu Body Corporate Committee	9.5 Rules - Standards	Support	Support in part. That this submission point be accepted to the extent that it is not inconsistent with the Body Corporate's original submission.	Accept in Part		
383.58		Queenstown Lakes District Council	9.5 Rules - Standards	Other	Amend to ensure that voids are not used as a means to increase building floor area coverage under a FAR control	Reject		
383.58	FS1148.13	Pounamu Body Corporate Committee	9.5 Rules - Standards	Support	Support in part. That this submission point be rejected and the Body Corporate's primary relief as stated in its original submission, that Rule 9.5.5 be deleted in its entirety, be accepted. If the Body Corporate's primary relief is not accepted, then the relief sought in this submission should be accepted.	Reject		
392.6		Erna Spijkerbosch	9.5 Rules - Standards	Other	Don't require minimum space, rather require adequate provision for waste storage and collection. Notes minimum space may not be practical for larger developments of 4 or more units.	Accept		Rule has been amended to clarify this rule only applies to Permitted developments of 3 residential units or less.
392.6	FS1059.38	Erna Spijkerbosch	9.5 Rules - Standards	Support	Support	Accept		
719.74		NZ Transport Agency	9.5 Rules - Standards	Not Stated	Add an additional Rule 9.5.9.3 as follows: <u>9.5.9.3 Any new residential buildings, or buildings containing activities sensitive to road noise, located within 80 metres of the seal edge of a State Highway shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7 07:2000.</u>	Accept in Part		
68.2		Nigel Sadlier	9.5.1	Oppose	Rule – Standard 9.5.1.1 and the associated note should be amended so that the definition of a "Flat Site" applies to land in its original state, meaning land that has not been subject to any prior earthworks and/or development. Any consequential amendments that stem from the amendment set out above.	Accept in Part		"Ground Level" and "Height" are defined by the PDP and relate to original ground level, prior to earthworks. Therefore the submitters position is accepted although no change is deemed necessary.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
68.2	FS1279.1	Lakes Edge Development Limited	9.5.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		
159.5		Karen Boulay	9.5.1	Oppose	Oppose greater height in the HDR Zone.	Reject		
159.5	FS1059.95	Erna Spijkerbosch	9.5.1	Oppose	Allow for greater height in flat sites.	Accept in Part		
238.59		NZIA Southern and Architecture + Women Southern	9.5.1	Other	supports in part. Requests Involvement of an objective review authority such as the Urban Design Panel. Requests deleting reference to Green Star- we do not think this is workable or appropriate.	Accept in Part		
238.59	FS1107.64	Man Street Properties Ltd	9.5.1	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.59	FS1226.64	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.5.1	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.59	FS1234.64	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.5.1	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.59	FS1239.64	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.5.1	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.59	FS1241.64	Skyline Enterprises Limited & Accommodation and Booking Agents	9.5.1	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.59	FS1242.87	Antony & Ruth Stokes	9.5.1	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	
238.59	FS1248.64	Trojan Holdings Limited & Beach Street Holdings Limited	9.5.1	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.59	FS1249.64	Tweed Development Limited	9.5.1	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		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
410.2		Alps Investment Limited	9.5.1	Support	Supports the increased height limit of 12m	Accept in Part		
410.2	FS1059.74	Erna Spijkerbosch	9.5.1	Support	Support by immediate neighbours must approve.	Accept in Part		Redrafted 9.6.3.1 for RD height provides for limited notification to those persons considered to be adversely affected.
438.19		New Zealand Fire Service	9.5.1	Other	The NZFS wishes to exempt drying towers from rules 9.5.1.2 and 9.5.1.2. Amend to state: <i>Exemption: Fire station towers are exempt from this rule</i>	Reject		
722.2		Firestone Investments Limited	9.5.1	Support	Support the Restricted Discretionary activity status placed upon the building heights above 7m and below 10m.	Accept		
722.2	FS1148.20	Pounamu Body Corporate Committee	9.5.1	Oppose	That this submission point be rejected. The Body Corporate opposes this submission as it considers that the Operative Plan height provisions are appropriate and should be included in the Proposed Plan. Taller buildings have the potential to be overbearing and dominant, and to give rise to adverse privacy, amenity and shading effects, particularly given the siting of the Pounamu Apartments to the rear of their site, and noting the intention at the time the Apartments were built was that they would be integrated with the Hilton Hotel development, then intended for the adjacent lot (Lot 5).	Reject		
68.3		Nigel Sadlier	9.5.1.1	Oppose	Rule – Standard 9.5.1.1 and the associated note should be amended so that any proposal to construct buildings to a maximum height of 12 metres (3 storeys) or 15 metres (4 storeys) in Queenstown is a Discretionary Activity and subject to full notification processes. Any consequential amendments that stem from the amendment set out above.	Reject		
68.3	FS1231.1	Plaza Investments Limited	9.5.1.1	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
68.3	FS1279.2	Lakes Edge Development Limited	9.5.1.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		
366.1		Robins Road Limited	9.5.1.1	Oppose	Submit the maximum building height in HDR be 8m - discretionary activity resource consent for buildings above this height	Reject		
366.1	FS1288.11	Pinewood	9.5.1.1	Support	Support in part. Support submission with the exception that if the proposal to rezone does not go through buildings immediately against the hill be shown special consideration to allow for 30 storeys.	Reject	Out of scope not within Stage 1 of the PDP	This submission relates to the area of HDRZ at Gorge Road, excluded from Stage 1 of the review.
529.1		Lakes Edge Development Limited	9.5.1.1	Other	Add the following to Rule 9.5.1.1: <i>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</i>	Accept		
529.1	FS1352.1	Kawarau Village Holdings Limited	9.5.1.1	Oppose	Disallow relief sought by submitter	Reject		
665.1		Danmont Investments Queenstown Limited	9.5.1.1	Support	Supports the provision and requests it be confirmed.	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
64.1		Trustees - Panorama Trust	9.5.2	Oppose	Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road and the outcomes of a previous case in the environment court (ENV-2007-CHC-191). Requests the 7m height limit be enforced for the Pounamu Hotel site at 94-130 Frankton Road. Requests that full notification is required if the 7m height is exceeded. Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.	Accept in Part		
64.1	FS1148.1	Pounamu Body Corporate Committee	9.5.2	Support	That this submission be accepted. The Body Corporate supports this submission for the reasons stated in the submission and in its original submission and for the further reasons that increased height limits in this location have the potential to significantly affect the amenity, outlook and access to sunlight and of neighbouring and nearby sites; to give rise to adverse privacy and shading effects; and to result in buildings that are overbearing, dominant and inconsistent with the form and scale of existing development in the area.	Accept in Part		
150.4		Mount Crystal Limited	9.5.2	Support	Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'		Transferred to the hearing on mapping	
150.4	FS1148.3	Pounamu Body Corporate Committee	9.5.2	Oppose	That this submission point be rejected. The Body Corporate opposes this submission. The effect of the amendment sought by the submitter is to allow buildings between 7 metres and 12 metres as a restricted discretionary activity, which is inappropriate as it would further enable development while failing to ensure amenity, privacy, views and outlook of nearby and neighbouring sites are maintained. Buildings of this height also have the potential to be overbearing, dominant, restrict access to sunlight and cause shading problems for nearby and neighbouring sites, especially in winter, and would be out of character with the existing surrounding environment. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Queenstown Lakes District Plan, which require non-complying resource consent to be obtained for buildings exceeding a height of 7 metres (sloping sites) and 8 metres (flat sites), are appropriate.	Accept		
159.6		Karen Boulay	9.5.2	Oppose	Oppose greater height in the HDR Zone.	Accept in Part		
184.2		Bevan & Aderianne Campbell	9.5.2	Oppose	Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests Council enforce the 7m height restriction on the 'Pounamu Hotel Site' 94-130 Frankton Road.	Reject		
184.2	FS1148.4	Pounamu Body Corporate Committee	9.5.2	Support	That this submission be accepted. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Queenstown Lakes District Plan, which require non-complying resource consent to be obtained for buildings exceeding a height of 7 metres (sloping sites) and 8 metres (flat sites), are appropriate.	Reject		
184.2	FS1331.5	Mount Crystal Limited	9.5.2	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		
184.2	FS1260.19	Dato Tan Chin Nam	9.5.2	Oppose	The height limits in the notified plan for the HDR Zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR Zone will not allow for innovative and flexible design outcomes which respond to the site and its context, and -which will ultimately promote the objectives and policies of the HDR Zone and allow for most efficient and effective use of resources.	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
187.7		Nicholas Kiddle	9.5.2	Other	Raise High Density Residential Zone height standards on sloping sites to 14 metres	Reject		
187.7	FS1148.6	Pounamu Body Corporate Committee	9.5.2	Oppose	That this submission point be rejected. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Plan are appropriate.	Accept		
187.7	FS1260.8	Dato Tan Chin Nam	9.5.2	Support	Amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m. Increased height limits on sloping sites (14m and 20m as permitted and RDIS respectively) will provide for innovative and flexible design outcomes and promote the objectives and policies of the HDR Zone, and allow for the most efficient and effective use of the resource.	Reject		
187.7	FS1059.19	Erna Spijkerbosch	9.5.2	Oppose	This should be on case by case basis, and only where impact is less than minor. Neighbours must sign off.	Accept		
187.7	FS1271.14	Hurtell Proprietary Limited and others	9.5.2	Oppose	Opposes. Seeks that the local authority to amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m.	Reject		
187.7	FS1331.23	Mount Crystal Limited	9.5.2	Support	Amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m.	Reject		
238.62		NZIA Southern and Architecture + Women Southern	9.5.2	Other	Supports in part. Requests removing differences in building height for flat and sloping sites - with height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel.	Accept in Part		<del>RD height limit recommended to be increased in Queenstown to 15m. No changes recommended to height limits in Wanaka.</del>
238.62	FS1107.67	Man Street Properties Ltd	9.5.2	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.62	FS1226.67	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.5.2	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.62	FS1231.10	Plaza Investments Limited	9.5.2	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
238.62	FS1234.67	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.5.2	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.62	FS1239.67	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.5.2	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		
238.62	FS1241.67	Skyline Enterprises Limited & Accommodation and Booking Agents	9.5.2	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		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.62	FS1242.90	Antony & Ruth Stokes	9.5.2	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	
238.62	FS1248.67	Trojan Holdings Limited & Beach Street Holdings Limited	9.5.2	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.62	FS1249.67	Tweed Development Limited	9.5.2	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
238.62	FS1260.11	Dato Tan Chin Nam	9.5.2	Support	Building height for flat and sloping sites in the HDR Zone should be up to 10m as a permitted activity, and between 10m and 15m as RDIS. Topography in the HDR Zone (i.e. flat or sloping site) should not necessarily influence the potential height of built outcomes. To have an option of different building heights within the HDR Zone will provide for innovative and flexible design and promote the objectives and policies of the HDR Zone and allow for the most efficient and effective use of resources.	Reject		
238.62	FS1331.24	Mount Crystal Limited	9.5.2	Support	Building height for flat and sloping sites in the HDR Zone should be up to 10m as a permitted activity, and between 10m and 15m as RDIS.	Reject		
392.7		Erna Spijkerbosch	9.5.2	Other	Support, but would like to see stepped heights for sloping sites. Suggest the buildings at the lower part of the slope are limited to 7m, whereas the at the top they could be 10m.	Reject		
392.7	FS1059.39	Erna Spijkerbosch	9.5.2	Support	Support	Reject		
392.7	FS1288.10	Pinewood	9.5.2	Not Stated	SUPPORT that buildings at the lower part of the slope are limited to 7m h OPPOSE submission around the 10m height cap for buildings against the hill. Would recommend that they increase that to 75m. Agree with their stepped commentary around buildings in front not being able to build views out. The buildings must not detract from the natural beauty.	Accept in Part		
529.2		Lakes Edge Development Limited	9.5.2	Other	Add the following to Rule 9.5.2  <i><u>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</u></i>	Accept		
529.2	FS1352.2	Kawarau Village Holdings Limited	9.5.2	Oppose	Disallow relief sought by submitter	Reject		
612.5		Skyline Enterprises Limited	9.5.2	Support	Confirm this provision.	Accept in Part		
627.4		HW Holdings Ltd	9.5.2	Not Stated	Amend as follows: Building Height – Sloping sites Except in the Lynch Block, The permitted height shall be 7 metres.		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/Transferred	Issue Reference
846.1		Philippe & Jean Berton & Foster	9.5.2	Oppose	The 7 metre height restricted be enforced. Full notification is made if the Council is considering using its proposed discretion to exceed 7 metres in height. The Council acknowledges that the submitters are an affected party and that they would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.	Accept in Part		Redrafted 9.6.3.1 for RD height provides for limited notification to those persons considered to be adversely affected.
846.1	FS1331.6	Mount Crystal Limited	9.5.2	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		
846.1	FS1260.12	Dato Tan Chin Nam	9.5.2	Oppose	The height limits in the notified plan for the HDR zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR zone will not allow for innovative and flexible design outcome which will ultimately promote the objectives and policies of the HDR zone and allow for the most efficient and effective use of resources.	Accept in Part		
68.5		Nigel Sadlier	9.5.3	Oppose	Rule – Standard 9.5.3 should be amended so that the maximum building height is retained at 7 metres. Any consequential amendments that stem from the amendment set out above.	Reject		
68.5	FS1231.3	Plaza Investments Limited	9.5.3	Oppose	Disallow the submission in relation to any reduction in building height when compared to the promoted building height for sloping sites in the High Density Residential Zone under the Proposed District Plan.	Accept in Part		
68.5	FS1279.4	Lakes Edge Development Limited	9.5.3	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		
68.5	FS1331.9	Mount Crystal Limited	9.5.3	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		
68.5	FS1260.15	Dato Tan Chin Nam	9.5.3	Oppose	The height limits in the notified plan for the HDR zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR zone will not allow for innovative and flexible design outcome which will ultimately promote the objectives and policies of the HDR zone and allow for the most efficient and effective use of resources.	Accept in Part		
187.15		Nicholas Kiddle	9.5.3	Other	Raise High Density Residential Zone height standards on sloping sites to 20 metres.	Reject		
187.15	FS1148.7	Pounamu Body Corporate Committee	9.5.3	Oppose	That this submission point be rejected. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Plan are appropriate.	Reject		
187.15	FS1059.58	Erna Spijkerbosch	9.5.3	Oppose	Oppose having blanket height limits, as each site is different and needs to be assessed individually. 20m is too high or 99% of sites.	Reject		
187.15	FS1260.10	Dato Tan Chin Nam	9.5.3	Support	Amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m. Increased height limits on sloping sites (14m and 20m as permitted and RDIS respectively) will provide for innovative and flexible design outcomes and promote the objectives and policies of the HDR Zone, and allow for the most efficient and effective use of the resource.	Reject		
187.15	FS1271.15	Hurtell Proprietary Limited and others	9.5.3	Oppose	Opposes. Seeks that the local authority to amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m.	Reject		
187.15	FS1331.22	Mount Crystal Limited	9.5.3	Support	Amend the height rules in the HDR Zone to provide for a permitted height of 14m, and RDIS up to 20m.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
529.3		Lakes Edge Development Limited	9.5.3	Other	Add the following to Rule 9.5.3  <i><u>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary</u></i>	Accept		
529.3	FS1352.3	Kawarau Village Holdings Limited	9.5.3	Oppose	Disallow relief sought by submitter	Reject		
627.5		HW Holdings Ltd	9.5.3	Not Stated	Amend as follows: Maximum Building Height – Sloping Sites The maximum building height shall be 10 metres, except in the Lynch Block subzone where it shall be 15m.		Out of scope not within Stage 1 of the PDP	
681.3		Gerard Auckram	9.5.3	Support	Confirm the following rule (non complying to breach): Maximum Building Height – Sloping Sites The maximum building height shall be 10 metres.	Accept in Part		rule is retained but combined with redrafted 9.5.3
166.15		Aurum Survey Consultants	9.5.4	Other	Remove ground slope definition from coverage rule	Accept		
238.60		NZIA Southern and Architecture + Women Southern	9.5.4	Other	supports in part. Requests inclusion of provisions for minimum outdoor living space.	Reject		
238.60	FS1107.65	Man Street Properties Ltd	9.5.4	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 in Part		
238.60	FS1226.65	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.5.4	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 in Part		
238.60	FS1234.65	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.5.4	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 in Part		
238.60	FS1239.65	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.5.4	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 in Part		
238.60	FS1241.65	Skyline Enterprises Limited & Accommodation and Booking Agents	9.5.4	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 in Part		
238.60	FS1242.88	Antony & Ruth Stokes	9.5.4	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.60	FS1248.65	Trojan Holdings Limited & Beach Street Holdings Limited	9.5.4	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 in Part		
238.60	FS1249.65	Tweed Development Limited	9.5.4	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 in Part		
438.20		New Zealand Fire Service	9.5.4	Not Stated	NZFS require the ability to have a gross floor area area which can provide for the essential activities carried out at a fire station. Requests addition of: <u>Exemption: Fire stations are exempt from this rule.</u>	Reject		
551.4		Plaza Investments Limited	9.5.4	Oppose	The maximum building coverage should be 70% for sloping sites.	Accept		
551.4	FS1148.14	Pounamu Body Corporate Committee	9.5.4	Oppose	That this submission point be rejected. The Body Corporate opposes this submission as it seeks to increase site coverage from 65% to 70% for sloping sites. The Body Corporate considers that this amendment is inappropriate as it would enable intensive development while failing to maintain amenity, views and outlook.	Reject		
551.4	FS1271.24	Hurtell Proprietary Limited and others	9.5.4	Support	Supports. Seeks that the local authority to grant the relief set out of the submission.	Accept		
551.4	FS1331.29	Mount Crystal Limited	9.5.4	Support	Grant relief set out in clause 5.2 or original submitters submission	Accept		
612.12		Skyline Enterprises Limited	9.5.4	Oppose	Reject this provision.	Accept		
612.12	FS1148.17	Pounamu Body Corporate Committee	9.5.4	Oppose	That this submission point be rejected. The Body Corporate opposes this submission as the amendment would enable intensive development while failing to maintain amenity, views and outlook.	Reject		
627.6		HW Holdings Ltd	9.5.4	Not Stated	Amend as follows: Building Coverage <b>Flat Sites</b> a maximum of 70% site coverage <b>Sloping Sites</b> a maximum of 65% site coverage <b>Lynch Block Subzone (all sites):</b> a maximum of 80% site coverage	Reject	Out of scope not within Stage 1 of the PDP	This submission relates to replicating rules of PC50 as they apply to the "Lynch Block" and is therefore out of scope.
665.2		Danmont Investments Queenstown Limited	9.5.4	Support	Supports the provision and requests it be confirmed.	Accept in Part		Amended by #551, #612
208.16		Pounamu Body Corporate Committee	9.5.4.1	Oppose	Amend as follows: <i>9.5.4.1 Flat Sites a maximum of 65% <del>70%</del> site coverage</i>	Reject		
208.16	FS1242.17	Antony & Ruth Stokes	9.5.4.1	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.	Accept in Part		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.16	FS1279.22	Lakes Edge Development Limited	9.5.4.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
575.3		Antony & Ruth Stokes	9.5.4.2	Other	Oppose in part.  The Proposed District Plan is modified so that the building coverage specified under Rule 9.5.4.2 is increased to 75% building coverage.	Accept in Part		
575.3	FS1148.16	Pounamu Body Corporate Committee	9.5.4.2	Oppose	That this submission point be rejected. The Body Corporate opposes this submission as the amendment sought would enable intensive development while failing to maintain amenity, views and outlook.	Reject		
166.27		Aurum Survey Consultants	9.5.5	Other	Clarify meaning of rule 9.5.5	Accept in Part		
208.17		Pounamu Body Corporate Committee	9.5.5	Oppose	Delete Rule 9.5.5	Accept		
208.17	FS1242.18	Antony & Ruth Stokes	9.5.5	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Reject		VA components of this submission are out of scope of Stage 1 of the PDP.
208.17	FS1279.23	Lakes Edge Development Limited	9.5.5	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
208.18		Pounamu Body Corporate Committee	9.5.6	Oppose	Delete Rules 9.5.6.1, 9.5.6.2 and 9.5.6.3 and Reinstate the Operative Plan provisions for recession planes for High Density Zones which require recession lines inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level for flat sites and which apply to all buildings. With respect to sloping sites, ensure that the same recession line applies to sloping sites as it does to flat sites (therefore, apply the recession lines to all buildings on sloping sites, not just accessory buildings).	Reject		
208.18	FS1242.19	Antony & Ruth Stokes	9.5.6	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept in Part		
208.18	FS1279.24	Lakes Edge Development Limited	9.5.6	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.63		NZIA Southern and Architecture + Women Southern	9.5.6	Other	Supports in part. Requests consideration to applying a more detailed compass similar as say used for Christchurch City Council Living H Zone (example diagram attached). But calculated for the specific topography and sun angles of Queenstown and Wanaka.	Reject		I consider that the recession plane diagram included within the definition of "recession plane" is adequate.
238.63	FS1148.8	Pounamu Body Corporate Committee	9.5.6	Support	Support in part. That this submission point be accepted provided it results in recession plane requirements that are no less restrictive than those contained in the Operative Queenstown Lakes District Plan.	Reject		
238.63	FS1107.68	Man Street Properties Ltd	9.5.6	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		
238.63	FS1226.68	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.5.6	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		
238.63	FS1234.68	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.5.6	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		
238.63	FS1239.68	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.5.6	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		
238.63	FS1241.68	Skyline Enterprises Limited & Accommodation and Booking Agents	9.5.6	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		
238.63	FS1242.91	Antony & Ruth Stokes	9.5.6	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	
238.63	FS1248.68	Trojan Holdings Limited & Beach Street Holdings Limited	9.5.6	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		
238.63	FS1249.68	Tweed Development Limited	9.5.6	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		
665.3		Danmont Investments Queenstown Limited	9.5.6	Support	Supports the provision and requests it be confirmed.	Accept in Part		Amended by #383

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
159.11		Karen Boulay	9.5.7	Not Stated	There should be more protection of trees; not less.	Accept in Part		Addressed in hearing stream #3 - Protected Trees
208.19		Pounamu Body Corporate Committee	9.5.7	Support	Retain Rule 9.5.7	Accept		
208.19	FS1242.20	Antony & Ruth Stokes	9.5.7	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept in Part		
208.19	FS1279.25	Lakes Edge Development Limited	9.5.7	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
561.4		Three Beaches Limited	9.5.7	Oppose	Should be decreased to 15%	Reject		
208.20		Pounamu Body Corporate Committee	9.5.8	Oppose	Amend as follows: <i>Continuous Building Length</i> <u>No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break. The aggregate continuous length of any building facade above one storey, including breaks, shall not exceed 30m.</u> <i>Where a proposal exceeds this length, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</i> <ul style="list-style-type: none"> <li>• 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 dominance of the building</li> <li>• The extent to which topography or landscaping mitigates any dominance impacts</li> <li>• The extent to which the height of the building influences the dominance of the building in association with the continuous building length.</li> <li>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses 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 such risk can be avoided or sufficiently mitigated.</li> </ul>	Reject		
208.20	FS1242.21	Antony & Ruth Stokes	9.5.8	Oppose	Believes that the proposed High Density Residential Objectives, Polices and Rules will provide a development framework that supports appropriate residential and visitor accommodation activities in the zone. The submitter seeks submission be disallowed.	Accept in Part		
208.20	FS1279.26	Lakes Edge Development Limited	9.5.8	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
238.61		NZIA Southern and Architecture + Women Southern	9.5.8	Other	Supports in part. Requests inclusion of diagram to clarify how rule applies to a double level building.	Accept in Part		For clarity the wording of the rule has been amended to refer to above 'ground level', rather than 'storey'.
238.61	FS1107.66	Man Street Properties Ltd	9.5.8	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.	Accept in Part		
238.61	FS1226.66	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	9.5.8	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.	Accept in Part		
238.61	FS1234.66	Shotover Memorial Properties Limited & Horne Water Holdings Limited	9.5.8	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.	Accept in Part		
238.61	FS1239.66	Skyline Enterprises Limited & O'Connells Pavillion Limited	9.5.8	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.	Accept in Part		
238.61	FS1241.66	Skyline Enterprises Limited & Accommodation and Booking Agents	9.5.8	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.	Accept in Part		
238.61	FS1242.89	Antony & Ruth Stokes	9.5.8	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.		Transferred to the hearing on mapping	
238.61	FS1248.66	Trojan Holdings Limited & Beach Street Holdings Limited	9.5.8	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.	Accept in Part		
238.61	FS1249.66	Tweed Development Limited	9.5.8	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.	Accept in Part		
612.6		Skyline Enterprises Limited	9.5.8	Support	Confirm this provision.	Accept in Part		Amended by #238
166.28		Aurum Survey Consultants	9.5.9	Support	add an eave exception to rule 9.5.9	Accept in Part		eave exception provided for in Rule 9.6.3.2
208.21		Pounamu Body Corporate Committee	9.5.9	Oppose	Delete rules 9.5.9.1 and 9.5.9.2 and Reinsert the Operative Plan road and internal boundary setback rules, including those aspects of the Operative setback rules which require setbacks between buildings on the same site (ie the mutual setback requirements).	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
208.21	FS1242.22	Antony & Ruth Stokes	9.5.9	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.	Accept in Part		
208.21	FS1279.27	Lakes Edge Development Limited	9.5.9	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
612.7		Skyline Enterprises Limited	9.5.9	Support	Confirm this provision.	Accept in Part		Amended by #719
665.4		Danmont Investments Queenstown Limited	9.5.9	Support	Supports the provision and requests it be confirmed.	Accept in Part		Amended by #719
719.73		NZ Transport Agency	9.5.9.1	Not Stated	Amend Rule 9.5.9.1 as follows: 9.5.9.7 Road boundary setback: 2m, <u>except for state highway boundaries which shall be 4.5m.</u>	Accept		
719.73	FS1270.71	Hansen Family Partnership	9.5.9.1	Oppose	Opposes in part. Believes that the proposed amendment is inappropriate and unnecessary. If buildings have to be designed to meet required internal acoustic noise standards, as proposed elsewhere in this submission (which is not opposed) then there is no need to increase the setback requirement from the State Highway boundary. Seeks the submission be disallowed to the extent detailed in this Further Submission.	Reject		
7.3		Sue Knowles	9.6 Rules - Non-Notification of Applications	Oppose	That Clause 9.6.3. and 9.6.3.1 are deleted and replaced with provisions to require that all building heights on sloping land above 7 metres are publically notified.	Accept in Part		Notified (and redrafted) Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
7.3	FS1059.1	Erna Spijkerbosch	9.6 Rules - Non-Notification of Applications	Oppose	Support non-notification for building heights over 7m, however affected parties should sign off.	Accept in Part		Notified (and redrafted) Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
7.3	FS1279.7	Lakes Edge Development Limited	9.6 Rules - Non-Notification of Applications	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The submission of S Knowles (#7) has been deferred to the hearing on mapping. The submitters concerns around heights are limited to the HDR at York Street, and unrelated to land west of the Kawarau Falls Bridge.
77.1		Angela Waghorn	9.6 Rules - Non-Notification of Applications	Oppose	Clause 9.6.2 and 9.6.2.1 be amended to read notification be required. Clause 9.6.3 and 9.6.3.1 be amended to read notification be required.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
159.14		Karen Boulay	9.6 Rules - Non-Notification of Applications	Oppose	Submitter believes they should be notified of any building which wants to go higher or any commercial activity outside the established zones.	Reject		
159.14	FS1059.96	Erna Spijkerbosch	9.6 Rules - Non-Notification of Applications	Oppose	Only those affected should be notified.	Accept in Part		
363.2		Body Corp 27490	9.6 Rules - Non-Notification of Applications	Oppose	opposes the provision generally.	Reject		
1366.19		Moraine Creek Limited	<del>9.6 Rules - Non-Notification of Applications</del>	<del>Oppose</del>	<del>Non-Notification of Applications - Restricted Discretionary Activity consents for Visitor Accommodation. If the intention is not to require notification in any circumstances, then Controlled Activity Status should be maintained</del>		Out of scope not within Stage 1 of the PDP	
208.25		Pounamu Body Corporate Committee	9.6.1	Oppose	Delete 9.6.2.1	Reject		
208.25	FS1242.26	Antony & Ruth Stokes	9.6.1	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.	Accept in Part		Amended by #719
208.25	FS1279.31	Lakes Edge Development Limited	9.6.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
612.8		Skyline Enterprises Limited	9.6.2	Not Stated	Confirm this provision.	Reject		Amended by #719
719.75		NZ Transport Agency	9.6.2	Oppose	Amend Rule 9.6.2 to read as follows: 9.6.2. 7 Residential development involving the development of 4 or more dwellings <u>that do not require direct access to a State highway.</u> 9.6.2.2 Visitor accommodation <u>that does not require direct access to a State highway.</u>	Accept in Part		
166.16		Aurum Survey Consultants	9.6.2.1	Oppose	Review rule 9.6.2.1. Questions application if a large multi dwelling development is not notified, but if you only do a couple of dwellings then it can be notified.	Reject		Notified rule 9.2.6.1 relates only to activities that are RD. There is no need to state non-notification provisions for permitted activities.
166.16	FS1059.18	Erna Spijkerbosch	9.6.2.1	Support	Support	Reject		Notified rule 9.2.6.1 relates only to activities that are RD. There is no need to state non-notification provisions for permitted activities.
64.2		Trustees - Panorama Trust	9.6.3	Oppose	Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road and the outcomes of a previous case in the environment court (ENV-2007-CHC-191). Requests that full notification is required if the 7m height is exceeded. Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.	Accept in Part		Notified (and redrafted) Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
64.2	FS1148.2	Pounamu Body Corporate Committee	9.6.3	Support	That this submission be accepted. The Body Corporate supports this submission for the reasons stated in the submission and in its original submission and for the further reasons that increased height limits in this location have the potential to significantly affect the amenity, outlook and access to sunlight and of neighbouring and nearby sites; to give rise to adverse privacy and shading effects; and to result in buildings that are overbearing, dominant and inconsistent with the form and scale of existing development in the area.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
64.2	FS1059.10	Erna Spijkerbosch	9.6.3	Support	Affected parties must be notified.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
193.2		Diane Dever	9.6.3	Oppose	Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
193.2	FS1059.20	Erna Spijkerbosch	9.6.3	Support	Support in part. Only affected neighbors (including across road) should be notified.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
364.1		Body Corp 27490 9A,B,C and D York Street	9.6.3	Oppose	Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
364.1	FS1059.23	Erna Spijkerbosch	9.6.3	Support	Support in part. Affected parties must be notified.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
612.9		Skyline Enterprises Limited	9.6.3	Not Stated	Confirm this provision.	Accept in Part		
846.2		Philippe & Jean Berton & Foster	9.6.3	Oppose	The 7 metre height restricted be enforced.  Full notification is made is the Council is considering using its proposed discretion to exceed 7 metres in height.  The Council acknowledges that we are an affected party and that we would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.	Reject		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
846.2	FS1331.7	Mount Crystal Limited	9.6.3	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		Amendments made to the RD status for building height (flat sites)
846.2	FS1260.13	Dato Tan Chin Nam	9.6.3	Oppose	The height limits in the notified plan for the HDR zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR zone will not allow for innovative and flexible design outcome which will ultimately promote the objectives and policies of the HDR zone and allow for the most efficient and effective use of resources.	Accept in Part		Amendments made to the RD status for building height (flat sites)
184.1		Bevan & Aderianne Campbell	9.6.3.1	Oppose	Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests council acknowledge that the submitter is an affected party and be notified of any proposal on the 'Pounamu Hotel Site' 94-130 Frankton Road that exceeds 7 metres. Requests ability for full public notification to be made for resource consent applications that exceed 7 metres.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
184.1	FS1148.5	Pounamu Body Corporate Committee	9.6.3.1	Support	That this submission be accepted. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Queenstown Lakes District Plan, which require non-complying resource consent to be obtained for buildings exceeding a height of 7 metres (sloping sites) and 8 metres (flat sites), are appropriate.	Accept in Part		Notified Rule 9.6.3.1 states that RD activities for RD building height for sloping sites (10m) will require serving of notice on those persons considered to be adversely affected, if those persons have not given their written approval.
184.1	FS1331.4	Mount Crystal Limited	9.6.3.1	Oppose	The height limits in the notified plan for the HDR Zone remain unchanged	Accept in Part		Amendments made to the RD status for building height (flat sites)
184.1	FS1260.18	Dato Tan Chin Nam	9.6.3.1	Oppose	The height limits in the notified plan for the HDR Zone should remain unchanged. Restricting height limits to 7m on sloping sites in the HDR Zone will not allow for innovative and flexible design outcomes which respond to the site and its context, and -which will ultimately promote the objectives and policies of the HDR Zone and allow for most efficient and effective use of resources.	Accept in Part		Amendments made to the RD status for building height (flat sites)
208.26		Pounamu Body Corporate Committee	9.6.3.1	Oppose	Delete 9.6.3.1	Reject		
208.26	FS1242.27	Antony & Ruth Stokes	9.6.3.1	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.	Accept in Part		
208.26	FS1279.32	Lakes Edge Development Limited	9.6.3.1	Oppose	Refuse the submission insofar as it seeks amendments to Chapter 9 insofar as they relate to the High Density Residential Zone located immediately west of the Kawarau Falls Bridge.	Accept in Part		The relief sought by submitter 208 (PBCC) to reinstate the height limits of the ODP is not accepted. However, minor amendments have been recommended to grant the relief sought by this submitter for height limits atg the Kawarau Falls Bridge HDRZ
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m <sup>2</sup> Large Lot Residential - 2000m <sup>2</sup> across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Reject		
208.43		Pounamu Body Corporate Committee	Floor Area Ratio	Oppose	Opposes the definition of Floor Area Ratio. Delete the definition.	Accept		

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
68.1		Nigel Sadler	2.2 Definitions - Ground level	Support	Retain the Definition of 'Ground Level' as proposed.	Accept		

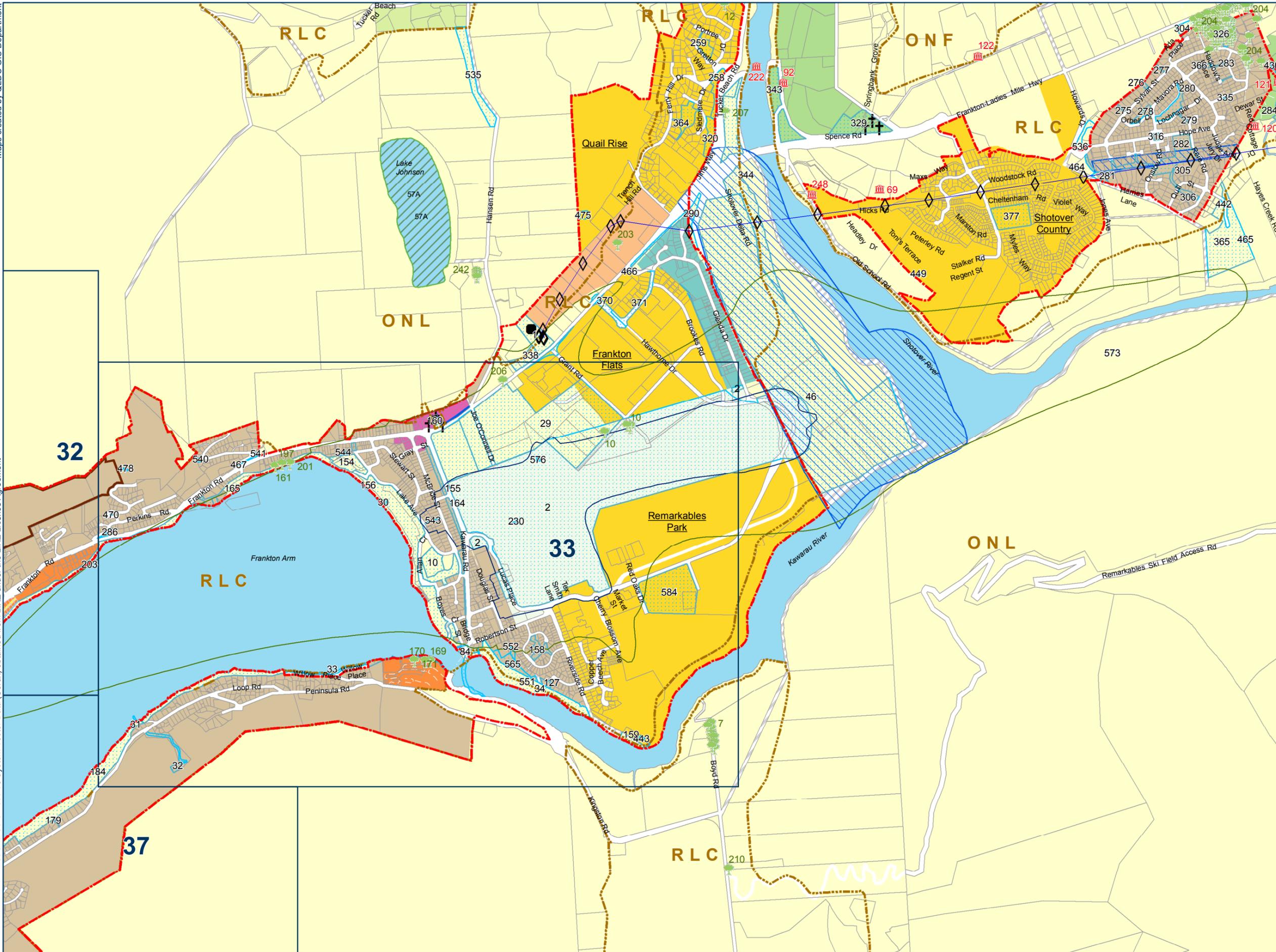
**ADDENDUM TO APPENDIX 2 - INCLUDED WITHIN SUMMARY OF EVIDENCE OF MS K BANKS FOR THE HDRZ**

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
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		Accept. Rule or min lot size has not been amended for the HDR, however evidence of Garth Falconer recommends increasing the minimum lot size. Issue addressed in HDR s42A (Para. 14.1 to 14.5)
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m <sup>2</sup> Large Lot Residential - 2000m <sup>2</sup> across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Reject		Issue addressed in HDR s42A (Para. 14.1 to 14.5)
275.2		Robertson Family Trust	27.5.1	Oppose	That the rule be changed so that the minimum lot area for the High Density Residential Zone would be less than for the Medium and Low Density Zones.	Reject		Reject. Issue addressed in HDR s42A (Para. 14.1 to 14.5)
717.18		The Jandel Trust	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept		Accept (in relation to the HDR).
717.18	FS1029.24	Universal Developments Limited	27.5.1	Oppose	Universal seeks that the entire submission be disallowed	Reject		Reject (in relation to the HDRZ)
847.17		FII Holdings Limited	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept		Accept (in relation to the HDR).
166.11		Aurum Survey Consultants	27.5.2 Subdivision associated with infill development	Support	Remove reference to code of compliance and simply make reference to roof installation. ie 'For the purposes of this rule, an established residential unit is one that has been constructed to not less than the installation of the roof'. Enabling subdivision in this situation improves funding opportunity and facilitates the completion of the development. Code of compliance should not included and is a potential barrier to subdivision and the efficient completion of projects.	Addressed in Subdivision Hearing Stream		Addressed in Subdivision Hearing Stream
169.9		Tim Proctor	27.5.2 Subdivision associated with infill development	Other	Amend Rule 27.5.2.1 as follows: 27.5.2.1 The specified minimum allotment size in Rule 27.5.1, and minimum dimensions in Rule 27.5.1.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit, whereby a unit is deemed to be 'established' once construction has been completed to not less than the installation of the roof.  I support the intention of Rule 27.5.2.1 but seek that it is clarified that an 'established residential unit' means that the installation of the roof has occurred. as drafted the rule seems to confuse.	Addressed in Subdivision Hearing Stream		Addressed in Subdivision Hearing Stream
208.40		Pounamu Body Corporate Committee	27.5.2 Subdivision associated with infill development	Oppose	Delete the rule 27.5.2 Lot size exemption	Reject		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred/Transferred	Issue Reference
275.3		Robertson Family Trust	27.5.2 Subdivision associated with infill development	Other	The wording should be changed so that in the High Density Residential Zone the minimum lot size need not apply to any lots being created which contain a residential unit provided that any vacant lots also being created do meet the minimum lot size	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
370.7		Paterson Pitts Group	27.5.2 Subdivision associated with infill development	Support	Supports the provisions.	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
389.10		Body Corporate 22362	27.5.2 Subdivision associated with infill development	Other	That all cases where the words 'established meaning a Building Code of Compliance Certificate has been issued' are removed Support the rule in general but the wording '(established meaning a Building Code of Compliance Certificate has been issued) ' be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance.	Addressed in Subdivision Hearing Stream		Addressed in Subdivision Hearing Stream
453.4		Paterson Pitts Partners (Wanaka) Ltd	27.5.2 Subdivision associated with infill development	Support	This rule is supported.	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
391.14		Sean & Jane McLeod	27.5.2.1	Other	That we generally Support the subdivision rules but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' should be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance. Using CCC as a means of establishing residential use is not very fair for the above reasons nor even accurate as a building can have a CCC and can be used for something else and may never have residential use established. ie any new commercial building.	Addressed in Subdivision Hearing Stream		Addressed in Subdivision Hearing Stream
586.7		J D Familton and Sons Trust	27.5.2.1	Support	Retain 27.5.2.1	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
775.7		H R & D A Familton	27.5.2.1	Support	Retain 27.5.2.1	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
803.7		H R Familton	27.5.2.1	Support	Retain 27.5.2.1	Accept in part		Refer Summary of Evidence for Hearing Stream 6 Residential (HDRZ)
150.4		Mount Crystal Limited	9.5.2	Support	Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'	Reject		
150.4	FS1148.3	Pounamu Body Corporate Committee	9.5.2	Oppose	That this submission point be rejected. The Body Corporate opposes this submission. The effect of the amendment sought by the submitter is to allow buildings between 7 metres and 12 metres as a restricted discretionary activity, which is inappropriate as it would further enable development while failing to ensure amenity, privacy, views and outlook of nearby and neighbouring sites are maintained. Buildings of this height also have the potential to be overbearing, dominant, restrict access to sunlight and cause shading problems for nearby and neighbouring sites, especially in winter, and would be out of character with the existing surrounding environment. As stated in its original submission, the Body Corporate considers that the height restrictions in the Operative Queenstown Lakes District Plan, which require non-complying resource consent to be obtained for buildings exceeding a height of 7 metres (sloping sites) and 8 metres (flat sites), are appropriate.			
						Accept		

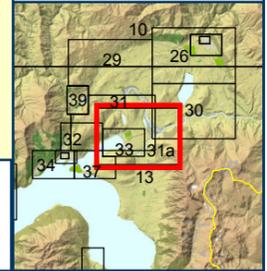
**APPENDIX 4**

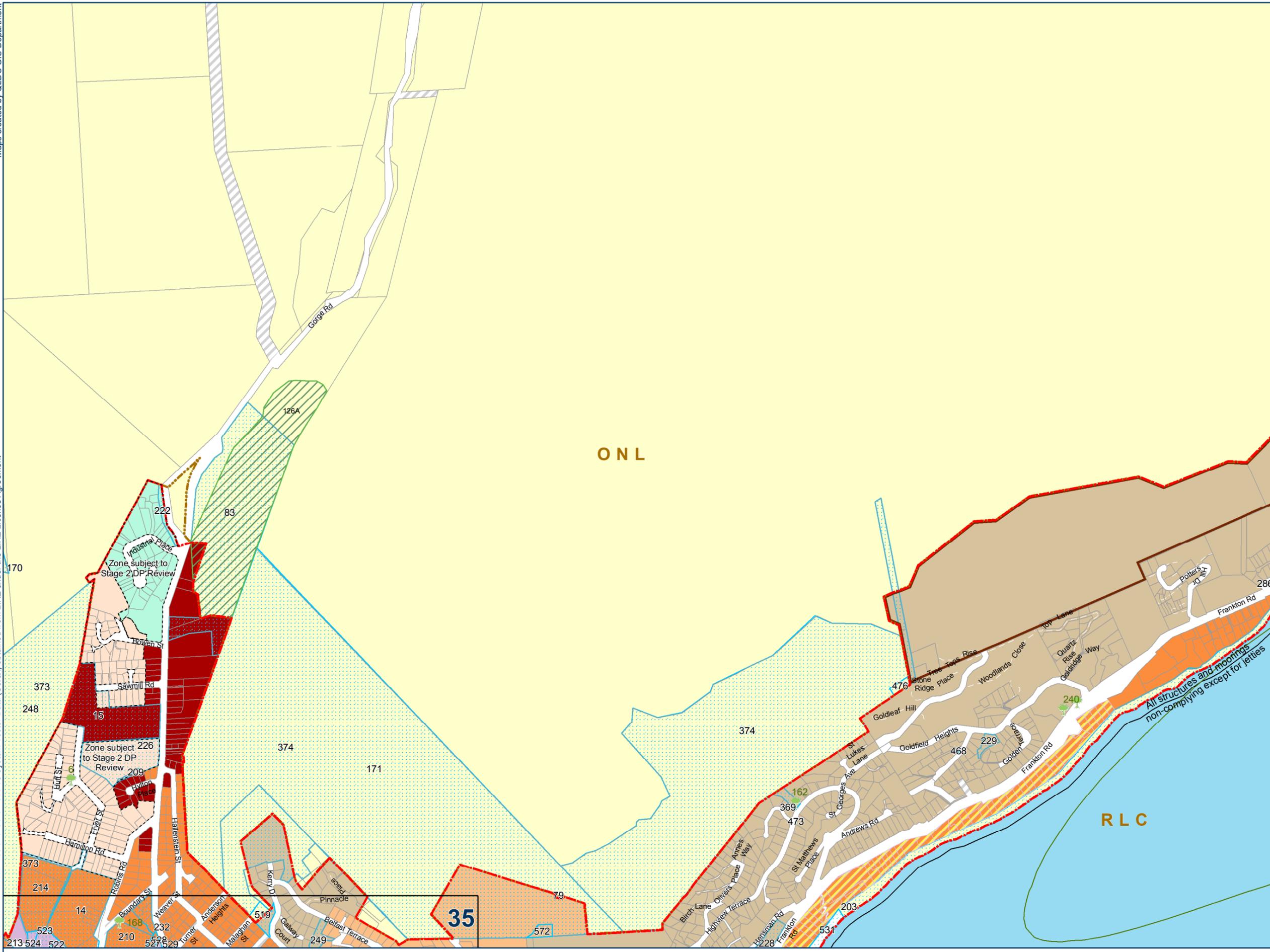
**PROPOSED DISTRICT PLAN MAPS 31A, 32 AND 37 SHOWING THE FRANKTON  
ROAD HEIGHT RESTRICTION**



- Legend**
- Open Cemetery
  - Transpower AC Substation
  - Transpower Pylons
  - Historic Heritage Features
  - Protected Tree
  - Transmission Corridor
  - Parcel/Road Boundary
  - Landscape Classification (ONF, ONL, RLC)
  - Urban Growth Boundary
  - Queenstown Airport Air Noise Boundary (Ldn65)
  - Queenstown Airport Outer Control Boundary (Ldn65)
  - Significant Natural Area
  - Unformed Roads
  - Queenstown Heights Overlay Area
  - Designated Areas
  - Building Restriction
  - Frankton Road Height Restrictions
  - Medium Density Residential
  - Low Density Residential
  - High Density Residential
  - Local Shopping Centre
  - Airport Mixed Use Zone
  - Rural
  - Rural Residential
  - Rural Lifestyle
  - Water (zoned Rural unless otherwise shown)
  - Industrial A Zone (Operative)
  - Special Zones (Operative)

31a





- Legend**
- Protected Tree
  - Parcel/Road Boundary
  - Landscape Classification (ONF, ONL, RLC)
  - Urban Growth Boundary
  - Queenstown Airport Outer Control Boundary (Ldn65)
  - Significant Natural Area
  - Unformed Roads
  - Frankton Road Height Restrictions
  - Queenstown Heights Overlay Area
  - Designated Areas
  - Plan Change Boundary
  - Medium Density Residential
  - Low Density Residential
  - High Density Residential
  - Town Centres
  - Business Mixed Use
  - Rural
  - Water (zoned Rural unless otherwise shown)
  - Business (Operative)
  - High Density Residential (Operative)

ONL

RLC

32

35



**DRAFT - Proposed District Plan Map 32 - Queenstown Hill, Gorge Road**



Date Published: 9/11/2016

