

## Jake Allen

### Submitter 1

Original Submission No	Provision	Position	Summary
OS1.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That no rezoning occurs until suitable transportation infrastructure is constructed.
OS1.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a plan to address capacity issues on the existing Shotover Bridge is formulated.

## Ursula Davis

### Submitter 2

Original Submission No	Provision	Position	Summary
OS2.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the roading and public transport be built first before the houses.

## Gretchen Mark-Dear

### Submitter 3

Original Submission No	Provision	Position	Summary
OS3.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation not be allowed to proceed.
OS3.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the traffic congestion be addressed before any proposal.

## Graeme Dear

### Submitter 4

Original Submission No	Provision	Position	Summary
OS4.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal be declined until a further 2 lane bridge spans the Shotover River.

## Richard Jonathan Pettit

### Submitter 5

Original Submission No	Provision	Position	Summary
OS5.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there are no redeeming features of the plan change.
OS5.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the submitter strongly objects to the proposal being undertaken under the streamlined planning process.

## Tim Sanders

### Submitter 6

Original Submission No	Provision	Position	Summary
OS6.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed Ladies Mile Variation and associated changes are opposed.
OS6.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, if housing on such a scale is needed, there are areas along the Kingston Rd and towards Glenorchy which should be examined on a reduced level first.

## Sandy Waddingham

### Submitter 7

Original Submission No	Provision	Position	Summary
OS7.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation must provide proper walkways and pathways along the roads.
OS7.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That recycling be in incorporated into the plan.
OS7.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That compost bins be made available to those households that want them.

## Nicky Sygrove

### Submitter 8

Original Submission No	Provision	Position	Summary
OS8.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the Ladies Mile district plan be changed to allow for the zone changes.

## Jay Berriman

### Submitter 9

Original Submission No	Provision	Position	Summary
OS9.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Ladies Mile Variation is opposed, due to likely traffic impacts.

## Mark Camilleri

### Submitter 10

Original Submission No	Provision	Position	Summary
OS10.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That until the addition and a guarantee of scientifically proven road traffic management models are incorporated into the proposal, the plans are opposed.

## Ian Moore

### Submitter 11

Original Submission No	Provision	Position	Summary
OS11.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed changes to the District Plan be rejected and the housing issues facing QLDC should be addressed in alternative ways.

## Keryn Malcolm Smith

### Submitter 12

Original Submission No	Provision	Position	Summary
OS12.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed rezoning be rejected and the existing zoning retained.

## Jonathan Newson On Behalf Of J G Newson

### Submitter 13

Original Submission No	Provision	Position	Summary
OS13.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal is opposed on the basis that the existing traffic problems need to be solved before adding to them.

## Blair Findlay

### Submitter 14

Original Submission No	Provision	Position	Summary
OS14.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed development be rejected and the existing provisions be retained.

## Nicholas Crouch

### Submitter 15

Original Submission No	Provision	Position	Summary
OS15.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That high density development is objected to and the Ladies Mile proposal is opposed.

## Vladimir Noskov

### Submitter 16

Original Submission No	Provision	Position	Summary
OS16.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed density be limited to Low/ Medium density to protect the quality of life, environment, and overall character of the area.

## Nathan Brown

### Submitter 17

Original Submission No	Provision	Position	Summary
OS17.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal is opposed on the basis of concerns related to the impact on traffic and congestion and that many of the statistics in the report are outdated.

## Shane Melton On Behalf of Shane Melton & Phyllis Wong 53 Argyle Street Glenorchy

### Submitter 18

Original Submission No	Provision	Position	Summary
OS18.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Ladies Mile variation not proceed until the road capacity along SH6 and Ladies Mile have been significantly increased to support this significant increase in vehicular traffic.

## Katie Hill

### Submitter 19

Original Submission No	Provision	Position	Summary
OS19.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal is supported only if the plan for transport is specifically defined before the plan change is given the 'go ahead'.
OS19.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there be a guarantee of the developers / QLDC/ Waka Kotahi upgrading the bridge between Ladies Mile and Frankton to at least 2 lanes each way.
OS19.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there be a pedestrian/ bike path on the bridge.
OS19.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there be a tramline between Ladies Mile, the airport, and the town centre.

## Samuel Belk

### Submitter 20

Original Submission No	Provision	Position	Summary
OS20.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there be further emphasis on high density housing in central Queenstown and public transport.

## Nicole Fairweather

### Submitter 21

Original Submission No	Provision	Position	Summary
OS21.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That there be no high density housing in this area.
OS21.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the commercial zone be limited.
OS21.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Oppose	That there are too many units for this area (the low density residential precinct).
OS21.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status	Oppose	That there are too many units for this size space.
OS21.5	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Oppose	That other areas need to be working efficiently before building more properties hoping the supporting services will fall into place.
OS21.6	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.12A	Oppose	That the number of car spaces required per dwelling be increased.
OS21.7	Ladies Mile > Variation to Chapter 29 Transport > 29.10 Minimum requirements for cycle parking, lockers and showers > 29.10.7	Oppose	That more parking be allowed at all properties.
OS21.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Chapter 49 is opposed.
OS21.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.3	Oppose	That Rule 49.4.3 (Home occupation) is opposed.
OS21.10	Ladies Mile > Variation to Chapter 36 Noise > 36.5 Rules – Standards > 36.5.2	Oppose	That Rule 36.5.2 (Noise standards in the Low, Medium and High Density Residential Precincts) is opposed.
OS21.11	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That Chapter 27 (subdivision and development) is opposed.

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OS21.12	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.21	Oppose	That Policy 4.2.2.21 is opposed.
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## Allan Meredith

### Submitter 22

Original Submission No	Provision	Position	Summary
OS22.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That 2,400 dwellings are too much and will have a detrimental effect on the feel and character of the area and will lead to a huge increase in traffic and demand on infrastructure.
OS22.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That plans be made to incentivise the use of existing housing stock first.
OS22.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Sylvan Street link is not appropriate.
OS22.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Sylvan Street link should be only for non-motorised transport such as bikes and walking.

## Nadia Lisitsina

### Submitter 23

Original Submission No	Provision	Position	Summary
OS23.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the proposal be rejected or substantially amended so development is aligned with current infrastructure capacity, commuter behaviour, and the rural character and current zoning.
OS23.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC present a plan for future wastewater infrastructure.

## Jennifer James

### Submitter 25

Original Submission No	Provision	Position	Summary
OS25.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a proper network of protected cycle and walking paths be built and that the problems that already exist be resolved before creating more.
OS25.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That cycleways be separated from the carriageway, tar sealed, free flowing, and unobstructed by roadworks.
OS25.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a dedicated bus lane be provided each direction over the Shotover River either via a separate bus bridge including a cycle lane or a new bridge for all traffic.
OS25.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That alternative public transport solutions be considered including an electric monorail/ train. tram service.
OS25.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the impact of population growth on other services, such as the hospital, be considered.
OS25.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That all crossings need to be underpasses or bridges in order to maintain traffic flow.

## Kate Pirovano

### Submitter 26

Original Submission No	Provision	Position	Summary
OS26.1	Ladies Mile > Variation to Chapter 4 Urban Development	Oppose	That the development is opposed on transportation grounds.

## Jim Robinson On Behalf of Jim and Deirdre Robinson

### Submitter 27

Original Submission No	Provision	Position	Summary
OS27.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, while not against the development and implementation of the Ladies Mile Plans, it is naive that 2,400 additional homes, along with those that exist, will walk, cycle, and use a new public transport system.
OS27.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a significant State Highway 6 upgrade must be built before the proposed Ladies Mile housing development is completed, which comprises a fast public transport service while also increasing the capacity of the highway, including by: <ul style="list-style-type: none"> <li>- providing a dual carriageway in each direction from the Arrowtown - Lake Hayes Rd to the BP roundabout and, in the future, also through the Kawarau Gorge;</li> <li>- potentially creating alternative bypass routes (two options are outlined); and</li> <li>- potentially creating a rail link through the Kawarau Gorge.</li> </ul>

## James Lazor On Behalf of My family

### Submitter 28

Original Submission No	Provision	Position	Summary
OS28.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That traffic is already a major problem and this proposal does not do anything to address these issues.

## Hamish MacPherson

### Submitter 29

Original Submission No	Provision	Position	Summary
OS29.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the road and bridge be built to handle the number of properties and construction enabled by the proposal.

## Jane Doe

### Submitter 30

Original Submission No	Provision	Position	Summary
OS30.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal is opposed, citing a concern that the proposal is within the flight path of the Queenstown Airport and will result in 2,400 people living under the flight path, close to the runway.

## Geraldine McBride On Behalf of Resident

### Submitter 31

Original Submission No	Provision	Position	Summary
OS31.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the proposal is opposed in order to preserve open spaces, farmland, mountains, and a feeling of openness.

## Lois Martin

### Submitter 32

Original Submission No	Provision	Position	Summary
OS32.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Ladies Mile Zone should be rejected.
OS32.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the government be informed that this is the wrong land to be fast tracked and the wrong decision.
OS32.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the QLDC await the 2023 census figures before considering what areas to further develop, how much housing is planned, how many are built for investment, the resident population, and how the proportion of the population who are construction workers who will move on.
OS32.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the existing 100 kmph speed limit be amended to 60 kmph now.
OS32.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That an assessment of the impact of the existing development at Shotover country, the country club, the commercial/health precinct. and Kawarau Heights on the infrastructure, traffic, environmental change, and residents' quality of life be undertaken before contemplating the Ladies Mile proposal.
OS32.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a second bridge is needed.
OS32.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the land already zoned for High Density housing on the south side of the Shotover Bridge be used to house hospitality workers.

## Justin Crane On Behalf of Threepwood Farm Residents Association and the Threepwood Custodians Limited

### Submitter 33

Original Submission No	Provision	Position	Summary
OS33.1	Ladies Mile	Oppose	<p>That the variation is opposed on the basis that:</p> <ul style="list-style-type: none"> <li>- it relies on factual errors/ assumptions regarding land ownership for the pump station to service the majority of the masterplan (to be located at intersection of McDowell Drive and SH6) and the active travel link noted on Structure Plan running parallel to State Highway 6 is located on private, rather than public land;</li> <li>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the active link proposed on Structure Plan through Threepwood Farm, in terms of farm operations and the Outstanding Natural Landscape; and</li> <li>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the increase in stormwater flows through Threepwood and into Lake Hayes, causing physical damage and further deterioration to the Lake Hayes water quality and the wetland.</li> </ul>
OS33.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That, whilst opposed to the Variation in its current form, the submitter recognises the need for additional housing and amenities within the masterplan area and is open to working with the QLDC to achieve a workable solution for wastewater and stormwater management, and an active travel link.</p>

## Don Andrew

### Submitter 34

Original Submission No	Provision	Position	Summary
OS34.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That all development be halted on the entire Ladies Mile.

## Peter Chudleigh

### Submitter 35

Original Submission No	Provision	Position	Summary
OS35.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That solutions be found to drive development on land already zoned for higher density development.
OS35.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That existing Queenstown urban areas be rezoned to enable higher density housing.
OS35.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That solutions be found to commit higher proportions of development to affordable housing.
OS35.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the traffic issues need be resolved before further development, including that a non car-oriented masterplan/ green transportation plan is needed if development is to proceed.
OS35.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the proposal is opposed.

## Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)

### Submitter 36

Original Submission No	Provision	Position	Summary
OS36.1	Ladies Mile	Oppose	That Fire and Emergency are enabled to carry out its requirements under the FENZ Act 2017 more effectively relating to activities required to be undertaken to enable an effective emergency response within the proposed Ladies Mile Zone.
OS36.2	Ladies Mile	Oppose	That QLDC consider new rules and a related policy framework to enable adequate access to detached residential dwellings by emergency vehicles and personnel.
OS36.3	Ladies Mile	Oppose	That for all other developments to which C5 applies (i.e. other than detached residential dwellings), where not provided for, the Te Putahi Ladies Mile Zone introduce rules that ‘duplicate’ the requirements of the Part 6: firefighting of C/AS1 and C/AS2.
OS36.4	Ladies Mile	Oppose	That the provision of adequate access also be achieved through voluntary measures such as ‘best practice’ recommendations in the urban design strategy.
OS36.5	Ladies Mile	Oppose	That, as a minimum, an advice note within the district plan be included to direct plan users to the Fire and Emergency New Zealand Act 2017, specifically, Clause 191 – Regulations relating to fire safety and evacuation procedures in relation to buildings, Clause 192 – Regulations relating to evacuation schemes for buildings and Part 2 of Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018 which relates to Evacuation Schemes.
OS36.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.4	Support	That Policy 49.2.4.1 be retained, as notified.

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OS36.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.3 be amended as follows:  Provide for community activities in the Zone where these support the <u>health and safety and social and economic well-being of the local community and adverse effects on the residential Precincts are minimised.</u>
OS36.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.1 be amended as follows:  ... d. Other community facilities including sportsground and buildings <del>for community uses</del> <u>to provide for the day-to-day needs of the Ladies Mile communities.</u>
OS36.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That Rule 49.4.4 (Two or more residential units per site in the Medium Density Residential Precinct and High Density Residential Precinct) be amended as follows:  .... g. ...  <u>iv. Firefighting water supply and whether this is sufficient to ensure the health and safety of the community, including neighbouring properties is provided.</u>
OS36.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.12	Support	That Rule 49.4.12 (Community Activities in the Commercial Precinct and Glenpanel Precinct) be retained, as notified.
OS36.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.21	Support	That Rule 49.4.21 (Community Activities not otherwise listed) be retained, as notified.
OS36.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities	Oppose	That a new Rule 49.4.39 be added as follows:  49.4.39 – Community activities within the Low, Medium, High Density Residential Precinct  <u>Where:</u>  <u>1. The facility is an emergency service facility</u>

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			<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Activity Discretion is restricted to:</u></p> <p><u>a. The extent to which there is a functional and/or operational need to locate the activity in the zone.</u></p> <p><u>b. Reverse sensitivity effects of adjacent activities</u></p> <p><u>c. The extent to which the activity may adversely impact on the transport network.</u></p> <p><u>d. The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood, with particular regard given to the bulk of the buildings.</u></p> <p><u>e. The extent to which the activity may adversely impact on the noise environment.</u></p> <p><u>Activity status when compliance is not achieved with R49.4.39.1: Discretionary.</u></p>
OS36.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Oppose	<p>That rule 49.5.2 (Building Height) be amended as follows:</p> <p>Building Height - A maximum of 8m</p> <p><u>Except that:</u></p> <p><u>a. Emergency service facilities, emergency service towers and communication poles shall be up to 15m in height.</u></p>
OS36.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Oppose	<p>That rule 49.5.6 (Minimum Building Setback) be amended as follows:</p> <p><u>Note: Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls</u></p>

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			<u>within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</u>
OS36.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Oppose	That a new Rule 49.5.X - Water Supply for fire fighting, be added as follows:  <u>a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council’s urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).</u>  <u>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided</u>
OS36.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Oppose	That Rule 49.5.17 (Building Height) be amended as follows:  <u>Exclusions:</u>  <u>a. Emergency service facilities, emergency service towers and communication poles up to 15m in height.</u>
OS36.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.22	Oppose	That rule 49.5.22.1 (Minimum boundary setbacks for buildings) be amended as follows:  49.5.22.1 In the Medium Density Residential Precinct:  ...  <u>Note: Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the</u>

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			<u>building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u>
OS36.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status	Oppose	That a new Rule 49.5.X - Water supply for fire fighting, be added as follows:  <u>a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council’s urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).</u>  <u>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.</u>
OS36.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41	Oppose	That Rule 49.5.41.4 (building height) be amended as follows:  49.5.41.4 Building height shall not exceed:  <u>a. the maximum heights shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights or</u>  <u>b. emergency service facilities, emergency service towers and communication poles shall be up to 15m in height or whichever is the greater.</u>
OS36.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.42	Support	That Rule 49.5.42 (Setbacks in the Glenpanel Precinct) be retained, as notified.
OS36.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the	Oppose	That rule 49.5.49 (Verandas in the Commercial Precinct) be amended, as follows:

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	Glenpanel Precinct Non-compliance status > 49.5.49		Every new, reconstructed or altered building with frontage to the Collector Road Type C as shown on the Structure Plan area shall include a veranda or other means of weather protection that has a minimum depth of 2.5m and a height of 3.5m above the pavement <u>except for emergency service facilities.</u>
OS36.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status	Oppose	That a new Rule 49.5.X be added into Table 3 as follows:  <u>a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council’s urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008). b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.</u>
OS36.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.54	Oppose	That Rule 49.5.54 (Building Height) be amended as follows:  49.5.54 Building Height  Building height shall not exceed 12m, except that the maximum height of lighting shall be 23m <u>and the maximum height of emergency service towers and communication poles shall be 15m.</u>  <i>Note: While the submission refers to Rule 49.4.54, the submitter has since confirmed in writing that this is an error and should be amended to read '49.5.54'.</i>
OS36.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That assessment matters 49.7.1 be amended as follows:  d. Access, parking and servicing  Whether the development provides for active transport and good access and integration of space for any parking and servicing, through consideration of the extent to which the development:

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			<p>...</p> <p><u>(v) Addresses whether the development provides for appropriate emergency access on/to the site including:</u></p> <ul style="list-style-type: none"> <li>• <u>The extent to which access to the on -site firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u></li> <li>• <u>The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u></li> <li>• <u>The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></li> </ul>
OS36.25	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.21	Support	That Policy 4.2.2.21 be retained, as notified.
OS36.26	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Support	That Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) be retained, as notified.
OS36.27	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.9 Assessment Matters for Resource Consents > 27.9.8 > 27.9.8.1	Oppose	<p>That 27.9.8.1 (assessment matters in relation to 27.7.28.1) be amended as follows:</p> <p><u>f. The extent to which a development provides for appropriate emergency access including:</u></p> <ul style="list-style-type: none"> <li><u>i. The extent to which access to the on-site firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u></li> <li><u>ii. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u></li> </ul>

			<p>iii. <u>The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></p>									
OS36.28	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads	Oppose	<p>That the following new rule 29.5.X be added:</p> <p>a. <u>All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below.</u></p> <p>b. <u>All shared private vehicular accesses in the Te Pūtahi Ladies Mile Zone, serving residential units in the High Density Residential Zone, Medium Density Residential Zone, Low Density Residential Zone shall comply with the following standards:</u></p> <p>(i)</p> <table border="1" data-bbox="1018 808 1902 1174"> <thead> <tr> <th data-bbox="1018 808 1318 1096"><u>The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density</u></th> <th data-bbox="1318 808 1604 1096"><u>Formed Width (m)</u></th> <th data-bbox="1604 808 1902 1096"><u>Minimum legal width</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1018 1096 1318 1133">1 to 6</td> <td data-bbox="1318 1096 1604 1133">3.0</td> <td data-bbox="1604 1096 1902 1133">4.0</td> </tr> <tr> <td data-bbox="1018 1133 1318 1174">7 to 12</td> <td data-bbox="1318 1133 1604 1174">5.5 -5.7</td> <td data-bbox="1604 1133 1902 1174">6.7</td> </tr> </tbody> </table> <p>(ii) Except;</p> <p>i. <u>where a shared vehicle access for 1 to 6 units adjoins a State Highway, arterial, or collector road, it shall have a formed width of 5.5m - 5.7m and</u></p>	<u>The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density</u>	<u>Formed Width (m)</u>	<u>Minimum legal width</u>	1 to 6	3.0	4.0	7 to 12	5.5 -5.7	6.7
<u>The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density</u>	<u>Formed Width (m)</u>	<u>Minimum legal width</u>										
1 to 6	3.0	4.0										
7 to 12	5.5 -5.7	6.7										

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			<p><u>a legal width of at least 6.7m for a minimum length of 6m, as measured from the legal road boundary.</u></p> <p><u>ii.To allow vehicles to pass, formed access widths for 1 to 6 units shall include widening to not less than 5.5 m over a 15m length at no more than 50 m spacing (measured from the end of one passing bay to the beginning of the next).</u></p> <p><u>iii. The above access width rules do not apply at the time of subdivision to any developments authorised and given effect to by a land -use consent as at the date these provisions are made operative.</u></p> <p><u>c. No private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites.</u></p> <p><u>d. Private shared vehicle accesses shall have legally enforceable arrangements for maintenance put in place at the time they are created.</u></p> <p><u>e. All vehicle access design shall comply with Schedule 29.2.</u></p> <p><u>f. The above access width rules do not apply to existing private shared vehicle accessways for the purpose of controlling the number of units that may be built using the accessways, unless the total land served by the accessway could provide for more than 12 units.</u></p>
OS36.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	<p>That the following new rule 29.5.X (Width and design of vehicle crossings in Te Pūtahi Ladies Mile – urban zones) be added:</p> <p><u>Width and design of vehicle crossings in the Te Pūtahi Ladies Mile - urban zones</u></p> <p><u>a. The following vehicle crossing widths shall apply as measured at the property boundary:</u></p>

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<table border="1"> <tr> <td><u>Landuse</u></td> <td colspan="2"><u>Width of crossing (m) at the property boundary</u></td> </tr> <tr> <td></td> <td><u>Minimum</u></td> <td><u>Maximum</u></td> </tr> <tr> <td><u>Residential</u></td> <td><u>3.5</u></td> <td><u>6.0</u></td> </tr> <tr> <td><u>Other</u></td> <td><u>4.0</u></td> <td><u>9.0</u></td> </tr> </table> <p><u>b. Vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall comply with Diagram 2 and with either Diagram 6 or 7 in Schedule 29.2, depending on the activity served by the access, such that:</u></p> <p><u>(i) the access crosses the property boundary at an angle of between 45 degrees and 90 degrees;</u></p> <p><u>(ii) the vehicle crossing intersects with the carriageway at an angle of 90 degrees plus or minus 15 degrees;</u></p> <p><u>(iii) roading drainage shall be continuous across the length of the crossing;</u></p> <p><u>(iv) all vehicular accessways adjacent to State Highways shall be sealed from the edge of the carriageway to the property boundary.</u></p> <p><u>c. For vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16, the width of the vehicle crossings at the kerb shall be 1.0m wider than the width at the boundary.</u></p> <p><u>d. All vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall be located at least 500mm from any internal property boundary and from any other vehicle crossing on the same site.</u></p>	<u>Landuse</u>	<u>Width of crossing (m) at the property boundary</u>			<u>Minimum</u>	<u>Maximum</u>	<u>Residential</u>	<u>3.5</u>	<u>6.0</u>	<u>Other</u>	<u>4.0</u>	<u>9.0</u>
<u>Landuse</u>	<u>Width of crossing (m) at the property boundary</u>														
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<u>Residential</u>	<u>3.5</u>	<u>6.0</u>													
<u>Other</u>	<u>4.0</u>	<u>9.0</u>													
OS36.30	Ladies Mile > Variation to Chapter 31 Signs > 31.14 Rules – Activity Status of Signs in Special Zones > 31.14.1	Oppose	That Table 31.14 (Activity Status of Signs in Special Zones) be amended as follows:												

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			Table 31.14 – Activity Status for signs in Special Zones	Te Pūtahi Ladies Mile Zone
			<p>31.14.1 Signs for commercial activities and community activities <u>where the maximum area of the sign is 2m2 per site and it can be attached to a building or free standing</u></p> <p>Control is reserved to the matters set out in Rule 31.18</p>	€ <u>P</u>

Blair Devlin On Behalf of J&M Dobb

Submitter 37

Original Submission No	Provision	Position	Summary
OS37.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That EITHER</p> <p>(a) The extent of the TPLMZ plan change be amended to include the upper terrace of 13 Ada Place, Lake Hayes Estate (Lot 275 DP 333981) as follows:</p> <p>(i) Within the TPLMZ zoning map</p>

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			<p>(ii) Within the Structure Plan extent (red line)</p> <p>(iii) Within the MDR Precinct (to align with the proposed Sub-Area on the northern side of the Ladies Mile) (iv) Within Sub- Area ‘G’ (to align with the proposed Sub-Area on the northern side of the Ladies Mile)</p> <p>(v) Subject to a 25m Building Restriction Area</p> <p>OR</p> <p>(b) The upper and lower terrace be rezoned to Low Density Suburban Residential as per the adjoining Lake Hayes Estate and nearby Queenstown Country Club, subject to a 25m Building Restriction Area adjacent to the State Highway and over the embankment area.</p>						
OS37.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	In relation to all planning maps as they relate to 13 Ada Place, Lake Hayes Estate, Lot 275 DP 333981, any consequential relief that is necessary or alternative zoning approaches to enable residential development of the upper terrace of 13 Ada Place.						
OS37.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>Amend Rule 49.5.33 to ensure that vehicle access to 13 Ada Place, Lake Hayes Estate, Lot 275 DP 333981 is only via the new Road Link shown on the structure plan by amending 49.5.33 as follows:</p> <table border="1" data-bbox="997 987 1871 1422"> <tr> <td>49.5.33</td> <td>Staging development to integrate with transport infrastructure Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed. For the purposes of this rule, “completed” means when the works are physically completed and are able to be used for the intended purpose.</td> <td>NC</td> </tr> <tr> <td></td> <td>Sub area</td> <td></td> </tr> </table>	49.5.33	Staging development to integrate with transport infrastructure Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed. For the purposes of this rule, “completed” means when the works are physically completed and are able to be used for the intended purpose.	NC		Sub area	
49.5.33	Staging development to integrate with transport infrastructure Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed. For the purposes of this rule, “completed” means when the works are physically completed and are able to be used for the intended purpose.	NC							
	Sub area								

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

				<table border="1"> <tr> <td>F</td> <td>Eastern Roundabout on State Highway 6</td> </tr> <tr> <td>G</td> <td>Bus stops on State Highway 6 west of the Eastern Roundabout (one on each side of the State Highway 6)</td> </tr> <tr> <td></td> <td>Pedestrian / cycle crossing of State Highway 6 west of the Eastern Roundabout</td> </tr> <tr> <td><u>G (13 Ada Place - Lot 275 DP 333981)</u></td> <td><u>Road Link shown on Structure Plan – General between Sylvan Street and State Highway 6.</u></td> </tr> </table>	F	Eastern Roundabout on State Highway 6	G	Bus stops on State Highway 6 west of the Eastern Roundabout (one on each side of the State Highway 6)		Pedestrian / cycle crossing of State Highway 6 west of the Eastern Roundabout	<u>G (13 Ada Place - Lot 275 DP 333981)</u>	<u>Road Link shown on Structure Plan – General between Sylvan Street and State Highway 6.</u>
F	Eastern Roundabout on State Highway 6											
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<u>G (13 Ada Place - Lot 275 DP 333981)</u>	<u>Road Link shown on Structure Plan – General between Sylvan Street and State Highway 6.</u>											
OS37.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	<p>That Rule 49.4.7 be amended to provide for residential flats in the Low and Medium Density Residential Precincts as a permitted activity as follows:</p> <table border="1"> <tr> <td>49.4.7</td> <td>Residential Flats (<u>except within the Low Density Residential and Medium Density Residential Precincts</u>)</td> <td>NC</td> </tr> </table>	49.4.7	Residential Flats ( <u>except within the Low Density Residential and Medium Density Residential Precincts</u> )	NC						
49.4.7	Residential Flats ( <u>except within the Low Density Residential and Medium Density Residential Precincts</u> )	NC										
OS37.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.11	Oppose	That Rule 49.5.11 (Maximum number of Residential Units) be amended to provide for up to four residential units within a new Sub Area ‘G’ south of the State Highway.									

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS37.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, in relation to the MDR Precinct Provisions, any consequential relief necessary or alternative zoning approaches be granted to enable residential development of the upper terrace of 13 Ada Place.
OS37.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, in relation to the Sub-Area 'G' provisions, any consequential relief necessary or alternative zoning approaches be granted to enable residential development of the upper terrace of 13 Ada Place.

## Julie Johnston

### Submitter 38

Original Submission No	Provision	Position	Summary
OS38.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further transport options to mitigate traffic flow issues during rush hour on the arterial route into Frankton must be part of the plan and available before works begin (including an additional bridge accessible via Shotover Country/alternative subdivision exit moving traffic away from Ladies Mile).
OS38.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a route for Queenstown traffic to divert away from the Ladies Mile/Shotover roundabout could reduce some of the traffic flow.

## Richard Bowman On Behalf of Friends of Lake Hayes Society Incorporated

### Submitter 39

Original Submission No	Provision	Position	Summary
OS39.1	Ladies Mile > Chapter 49 Te	Oppose	That the proposal is opposed in its current form, citing concerns that untreated stormwater runoff will enter Lake Hayes.

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	Putahi Ladies Mile		
OS39.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, to achieve Policy 24.2.4.2 (avoidance of adverse impacts on, and improvements to water quality in the Lake Hayes catchment, along with any development changes), the QLDC and/or the developers need to embrace a commensurate scale project to assist in the overall remediation of Lake Hayes. This could include the construction and regular maintenance of large sediment traps, restoration of the significant wetland at the south end of Lake Hayes, or improving the current poorly performing stormwater outflow system at the Lake Whakatipu rowing club.

### Amanda Styris

#### Submitter 40

Original Submission No	Provision	Position	Summary
OS40.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified Variation is opposed on the basis of concerns relating to traffic, the use of the Threepwood land, the paper road that connects to Marshall Avenue, stormwater and the water quality of Lake Hayes, and the landscape values of Slope Hill.

### Shane Pratley

#### Submitter 41

Original Submission No	Provision	Position	Summary
OS41.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.21	Oppose	That the zone be declined, due to traffic concerns.
OS41.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the maximum building height be amended to 12 m or 3 storeys in the high density residential and medium density residential areas.

## Bill Yuill

### Submitter 42

Original Submission No	Provision	Position	Summary
OS42.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal is opposed, due to traffic concerns.

## Miranda Susan Spary

### Submitter 43

Original Submission No	Provision	Position	Summary
OS43.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is cancelled, citing concerns relating to the pollution of Lake Hayes, flooding, ruining an area of natural beauty, traffic problems, safety for pedestrians and cyclists, and it being an inappropriate location for high density housing.

## Murray Brass on Behalf of Director General of Conservation - Department of Conservation

### Submitter 44

Original Submission No	Provision	Position	Summary
OS44.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the proposed Variation is not approved unless or until there is adequate offsetting and/ or compensation for the loss of bird habitat, and provision for a consolidated stormwater management approach.
OS44.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further or alternative relief to like effect to that sought in the submission be granted.
OS44.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Structure Plan be amended to include consolidated stormwater management.

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OS44.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is not approved unless or until off-site monitoring and effects management measures have been developed and confirmed in relation to native bird species. These could include stand-alone measures, and/or collaboration with, or support for, existing community initiatives.
OS44.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That information be added in the Variation to alert plan readers to the likely presence of McCann’s skinks and the requirements of the Wildlife Act 1953.
OS44.6	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	That an additional matter of discretion be inserted into Rule 27.7.8.1 as follows, or wording to like effect:  <u>“x. ecological and natural values”</u>
OS44.7	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.9 Assessment Matters for Resource Consents > 27.9.8	Oppose	That an additional assessment matter be added to 29.9.8.1 as follows, or wording to like effect:  <u>“x. the extent to which the subdivision protects, maintains or enhances indigenous biodiversity, including through offsetting or compensation measures.”</u>  <i>Note: While the submission refers to 29.9.3.1, the submitter has since confirmed in writing that this is an error and should be amended to read '29.9.8.1', as above.</i>
OS44.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Support	That Assessment matters 49.7.1(f) be retained, as notified.

## Blair Devlin On Behalf of Caithness Developments Ltd

### Submitter 45

Original Submission No	Provision	Position	Summary			
OS45.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Support	That an active travel link through the submitter’s site at 12 Stalker Road (located on the corner of Stalker Road and SH6 and legally described as Lot 4 DP 325561, Section 4-5 SO 485598) within the 25m BRA is within the control of the landowner, and this could be provided at the time of subdivision. This requirement is accepted.			
OS45.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the proposed 25m Building Restriction Area is accepted on the submitter’s site and provides a space for landscaping and active travel to connect to the bus stops west of Stalker Road.			
OS45.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Low Density Residential Precinct be confirmed for the submitter’s site, OR the submitter’s site be excluded from the TPLMZ and re-zoned to Low Density Suburban Residential, as has occurred with the Queenstown Country Club.			
OS45.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That Policy 49.2.3.2 be amended as follows:  49.2.3.2 Avoid the establishment of <del>Service Stations, and</del> business activities that would undermine the function and role of other centres, including Industrial, Service, Large Format Retail activities and large office spaces.			
OS45.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	Amend Rule 49.4.7 to enable Residential Flats (as defined in PDP) within the Low Density Residential and Medium Density Residential Precincts as a permitted activity as follows:  <table border="1" data-bbox="1003 1344 1656 1421"> <tr> <td>49.4.7</td> <td>Residential Flats <u>(except within the Low Density Residential and</u></td> <td>NC</td> </tr> </table>	49.4.7	Residential Flats <u>(except within the Low Density Residential and</u>	NC
49.4.7	Residential Flats <u>(except within the Low Density Residential and</u>	NC				

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<u>Medium Density Residential Precincts)</u>
OS45.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.11	Oppose	Delete Sub-Area ‘H1’ from the table in Rule 49.5.11 (Maximum number of residential units).  <i>Note: While the proposed re-wording of the rule in the submission strikes out Sub-Area ‘I’, the submitter has since confirmed in writing that this is an error and that it is Sub-Area H1 that is sought to be deleted from the table, as per the preamble to the relief sought.</i>
OS45.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.38	Oppose	Amend Rule 49.4.38 to change the status of Service Stations from prohibited to discretionary.
OS45.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any other changes necessary be made to achieve the matters raised in the submission.

## Blair Devlin On Behalf of Shotover Country Ltd

### Submitter 46

Original Submission No	Provision	Position	Summary
OS46.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Low Density Residential Precinct be confirmed for the submitter’s site located on the corner of Stalker Road and SH 6 (and legally described as Section 7 SO 485598), OR the submitter’s site and land located within the LDR Precinct to the east of Stalker Road (Sub-Area ‘I’) be excluded from the TPLMZ and re-zoned to Low Density Suburban Residential.

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OS46.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the building restriction area as it relates to the submitter's site be reduced from 75m to 25m.
OS46.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the red dotted line that is shown on the Zoning Plan for the submitter's site be removed.
OS46.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any other changes be made to achieve the matters outlined in the submission.
OS46.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, in relation to the mapping of Lot 1 DP 510256, the Low Density Residential Precinct/ Low Density Suburban Residential Zone boundary be aligned with the Sub-Area 'I' boundary.
OS46.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Policy 49.2.3.2 be amended as follows:  49.2.3.2 Avoid the establishment of <del>Service Stations</del> , and business activities that would undermine the function and role of other centres, including Industrial, Service, Large Format Retail activities and large office spaces.
OS46.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Rule 49.4.7 be amended to enable Residential Flats (as defined in PDP) within the Low Density Residential and Medium Density Residential Precincts as a permitted activity as follows:  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>49.4.7 Residential Flats (<u>except within</u> NC <u>the Low Density Residential and Medium Density Residential Precincts</u>)</p> </div>
OS46.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Sub-Area 'I' be deleted from the table in Rule 49.5.11 (Maximum number of residential units).
OS46.9	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That Rule 49.4.38 be amended to change the status of Service Stations from prohibited to discretionary.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

	Mile > 49.4 Rules - Activities > 49.4.38		
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## Rob Burnell

### Submitter 47

Original Submission No	Provision	Position	Summary
OS47.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be dismissed/ not proceed.
OS47.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the masterplan be abandoned.
OS47.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the QLDC revise its housing strategy.
OS47.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Urban Growth Boundary not extend east of the Shotover Bridge.
OS47.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC work harder with the existing landowners of sites that are already zoned for high density development and activate on these locations.

## Lloyd Anderson On Behalf of Lloyd and Debbie Anderson

### Submitter 48

Original Submission No	Provision	Position	Summary
OS48.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation is opposed on the basis that: - it relies on factual errors/ assumptions regarding the land ownership for the pump station

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			<p>to service the majority of the masterplan (to be located at intersection of McDowell Drive and SH6) and the active travel link noted on the Structure Plan running parallel to State Highway 6 are located on private, rather than public land;</p> <p>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the active link proposed through Threepwood Farm, in terms of farm operations and the Outstanding Natural Landscape; and</p> <p>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the increase in stormwater flows through Threepwood and into Lake Hayes, causing physical damage and further deterioration to the Lake Hayes water quality and the wetland.</p>
OS48.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, whilst opposed to the Variation in its current form, the submitter recognises the need for additional housing and amenities within the masterplan area and is open to working with QLDC to achieve a workable solution for wastewater and stormwater management, and an active travel link.

## Nicky Busst

### Submitter 49

Original Submission No	Provision	Position	Summary
OS49.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC consider alternative locations for building more homes that are not on the ladies mile side of the river.
OS49.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC consider addressing the use of the current homes so they don't lay empty, be used for investment purposes, or as Airbnb's.
OS49.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC consider the consequences on the already poor infrastructure and congestion that will arise from the existing and additional residents living on this side of the river who will need to travel across the Shotover bridge into Frankton.

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OS49.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provision of more community facilities, schools, and shops to this side of the river be fast-tracked to reduce the need to cross the river.
OS49.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC work with local businesses and MoE to consider alternatives such as people having greater flexibility in their work hours or WHS starting later and ensure the bus continues.

## Kim Netzler

### Submitter 50

Original Submission No	Provision	Position	Summary
OS50.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the number of units planned is reduced to 1000.
OS50.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the height of the complex is reduced to 13 metres.
OS50.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the building restriction area is increased to 50 metres along State Highway 6.
OS50.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC ensure any design complements the environment and is carefully considered.
OS50.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the infrastructure is improved to cope with the increased traffic.
OS50.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal create an avenue of anticipation rather than a road to high-rise buildings.
OS50.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC ensure there is no run-off into Lake Hayes or the rivers.
OS50.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC ensure that planting screens the entire complex.

## Gary Erving

### Submitter 51

Original Submission No	Provision	Position	Summary
OS51.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Support	That the zone purpose be retained.
OS51.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Support	That Objective 49.2.2 and the associated policies be retained.
OS51.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Support	That Objective 49.2.5 and the associated policies be retained.
OS51.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Support	That Objective 49.2.6 and associated policies be retained.
OS51.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Support	That Objective 49.2.7 and the associated policies be retained.
OS51.7	Ladies Mile > Variation to Chapter 29 Transport > 29.10 Minimum requirements for cycle parking, lockers and showers > 29.10.17	Support	That Rule 29.10.17 (cycle parks, lockers, and showers) be retained.
OS51.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.5	Support	That the non complying status of residential visitor accommodation (Rule 49.4.5) be retained.
OS51.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Support	That the non complying status of residential flats (Rule 49.4.7) be retained.
OS51.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.33	Support	That Rule 49.4.33 (visitor accommodation) be retained.
OS51.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.10	Support	That Rule 49.5.10 (Staging development to integrate with transport infrastructure) be retained.
OS51.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.11	Support	That Rule 49.5.11 (Maximum number of Residential Units) be retained.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS51.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Support	That Rule 49.5.16 (consistency with the Structure Plan) be retained.
OS51.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.28	Support	That Rule 49.5.28 (Residential Storage) be retained.
OS51.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.33	Support	That Rule 49.5.33 (Staging development to integrate with transport infrastructure) be retained.
OS51.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.56	Support	That rule 49.5.56 (Staging development to integrate with transport infrastructure) be retained.
OS51.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.6 Rules – Non-notification of Applications	Oppose	That Rule 49.6 be retained as proposed but also include the residential design guide.
OS51.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Support	That the Structure Plan be retained.
OS51.19	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.21	Support	That Policy 4.2.2.21 be retained.
OS51.20	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Support	That Policy 4.2.2.22 (residential density) be retained.

## Gillian Clair Egerton

### Submitter 52

Original Submission No	Provision	Position	Summary
OS52.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal of 2,500 houses on Ladies Mile is opposed.

## Peter Thompson

### Submitter 53

Original Submission No	Provision	Position	Summary
OS53.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation does not proceed until transport solutions are in place.

## Sam and Kylie Strain

### Submitter 54

Original Submission No	Provision	Position	Summary
OS54.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further consideration is given to the proposed residential density and allowing any further development until a realistic solution is implemented for the current traffic situation.

## Nick Geddes On Behalf of Neil McDonald & Clark Fortune McDonald & Associates Ltd

### Submitter 55

Original Submission No	Provision	Position	Summary
OS55.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any decision on the proposed variation be deferred until further information, costings and timing of potential future upgrades to the Shotover Bridge and its associated roading network is provided.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS55.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any decision on the proposed variation be deferred until further reporting confirms the ability of the rezoning to achieve up to a 50% shift in travel mode.
OS55.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the improvements to the active transport need to be completed and operational prior to development in a similar fashion to the intersections, bus stops and pedestrian / cycle crossings listed in Rules 49.5.10, 49.5.33, 49.5.50 & 49.5.56.
OS55.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.10	Oppose	That Rule 49.5.10 (Staging development to integrate with transport infrastructure) is amended to re-word the exception made for “other physical infrastructure” to ensure the exception doesn't apply to the transport infrastructure the rule is seeking to require.
OS55.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.33	Oppose	That Rule 49.5.33 (Staging development to integrate with transport infrastructure) is amended to re-word the exception made for “other physical infrastructure” to ensure the exception doesn't apply to the transport infrastructure the rule is seeking to require.
OS55.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.50	Oppose	That Rule 49.5.50 (Staging development to integrate with transport infrastructure) is amended to re-word the exception made for “other physical infrastructure” so the exception doesn't apply to the transport infrastructure the rule is seeking to require.
OS55.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.56	Oppose	That Rule 49.5.56 (Staging development to integrate with transport infrastructure) is amended to re-word the exception made for “other physical infrastructure” so the exception can't perceivably apply to the transport infrastructure the rule is seeking to require.
OS55.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.10	Oppose	That Rule 49.5.10 (Staging development to integrate with transport infrastructure) is amended to include “subdivision” as well as “development”.

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OS55.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.33	Oppose	That Rule 49.5.33 (Staging development to integrate with transport infrastructure) is amended to include “subdivision” as well as “development”.
OS55.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.50	Oppose	That Rule 49.5.50 (Staging development to integrate with transport infrastructure) is amended to include “subdivision” as well as “development”.
OS55.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.56	Oppose	That Rule 49.5.56 (Staging development to integrate with transport infrastructure) is amended to include “subdivision” as well as “development”.
OS55.12	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	That the discretionary assessment matter listed in Rule 27.7.28.1(h) is amended to include the improvements to the active transport listed in the Transportation Strategy.
OS55.13	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28	Oppose	That a new non-complying activity Rule (27.7.28.4) is added to require that no subdivision within the Structure Plan can obtain certification under section 224(c) in advance of the transport infrastructural works listed in the amended Rules 49.5.10, 49.5.33, 49.5.50, and 49.5.56.
OS55.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further additional or alternative relief and any consequential or ancillary changes be made that give effect to the primary and secondary relief outlined in the submission.

## Heath Copland On Behalf of AA Southern Lakes

### Submitter 56

Original Submission No	Provision	Position	Summary
OS56.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the proposal is supported.
OS56.2	Ladies Mile > Variation to Chapter 29 Transport	Oppose	That the further development of Park and Ride is encouraged.
OS56.3	Ladies Mile > Variation to Chapter 29 Transport	Oppose	That access for emergency vehicles needs to be considered.
OS56.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That provision be made for parking hubs.

### Celine Austin

### Submitter 57

Original Submission No	Provision	Position	Summary
OS57.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation is opposed, citing key arguments relating to housing affordability, the public transport modelling that has been relied on, recycling and water treatment, and building sustainability.

## Robert Cranfield

### Submitter 58

Original Submission No	Provision	Position	Summary
OS58.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed application for the Ladies Mile Variation be declined, due to traffic concerns.

## Leon Prytherch

### Submitter 59

Original Submission No	Provision	Position	Summary
OS59.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the Zone Purpose (49.1) is opposed.
OS59.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies	Oppose	That section 49.2 (Objectives and Policies) is opposed.
OS59.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Objective 49.2.2 is opposed.
OS59.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That Objective 49.2.3 is opposed.
OS59.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there is no more development at Ladies Mile, citing traffic concerns.

## Margo Pryde

### Submitter 60

Original Submission No	Provision	Position	Summary
OS60.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Ladies Mile Zone is opposed.
OS60.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the Zone Purpose is opposed.
OS60.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That Objective 49.2.1 is opposed.

## Anna McCarthy On Behalf of Shotover Primary School Board of Trustees

### Submitter 61

Original Submission No	Provision	Position	Summary
OS61.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there is timely provision of education facilities in the area to ensure the proposed Ladies Mile variation does not put additional strain on the current capacity of Shotover Primary School and its resources.
OS61.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the current Ladies Mile Variation is not supported.

## Jason Smith

### Submitter 62

Original Submission No	Provision	Position	Summary
OS62.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed until there is a two-lane road in both directions from the BP roundabout to the Arrow Junction.
OS62.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Shotover Country is connected to Old School Road.

## Sherry Thornburg On Behalf of myself and future generations living and visiting the Wakatipu Basin

### Submitter 63

Original Submission No	Provision	Position	Summary
OS63.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That there is no more development on Ladies Mile as there is not the infrastructure, resources, or services to sustain such growth.

## Romain Kuhm

### Submitter 64

Original Submission No	Provision	Position	Summary
OS64.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed, noting that various issues have not been adequately explored, citing those related to traffic, stormwater and Lake Hayes water quality, the use of Threeewood land and the paper road that connects to Marshall Avenue.

## Wayne Stiven

### Submitter 65

Original Submission No	Provision	Position	Summary
OS65.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed density changes are opposed.
OS65.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Koko Ridge development/ land is not rezoned to medium density residential.

## Ross George

### Submitter 66

Original Submission No	Provision	Position	Summary
OS66.1	Ladies Mile > Variation to Chapter 29 Transport	Oppose	That QLDC undertake a reassessment and develop a Plan B.

## Sarah and Blair O'Donnell

### Submitter 67

Original Submission No	Provision	Position	Summary
OS67.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed, noting that various issues have not been adequately explored, citing those related to traffic, stormwater and Lake Hayes water quality, the use of Threepwood land and the paper road that connects to Marshall Avenue, the under-utilisation of existing housing, and visual amenity effects.

## Nick Winstone

### Submitter 68

Original Submission No	Provision	Position	Summary
OS68.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That until the transport work is updated, completed, and reasonable conclusions reached, the proposed changes should not proceed.

## Robert Grimm On Behalf of Airways Corp. NZ

### Submitter 69

Original Submission No	Provision	Position	Summary
OS69.2	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.24 > 29.5.24.1	Oppose	<p>That Rule 29.5.24.1 be amended as follows in order to allow direct access for vehicles from the collector road Type A on the Structure Plan to land located north of the road where such access already exists:</p> <p>There shall be no direct property access for vehicles from the collector road Type A on the Structure Plan to land located north of the road <u>except where such direct property access already exists as at 9 June 2023.</u></p>

## John Alexander

### Submitter 70

Original Submission No	Provision	Position	Summary
OS70.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation be abandoned and that QLDC consider other ways to manage the lack of housing.

## GW & SE Stalker

### Submitter 71

Original Submission No	Provision	Position	Summary
OS71.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the design of any stormwater system for any adjoining development will include the capability to handle the Springbank Grove driveway and associated stormwater catchment.
OS71.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status	Oppose	That buildings and improvements on that part of 14 Lower Shotover Road (Lot 3 DP 438514 and Lot 201 DP 391412) that is within the proposed Ladies Mile Structure Plan are set back from the boundary of 70 Lower Shotover Road (Lot 5 DP 438514) by at least 25 m.
OS71.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That a 5 m height restriction is applied to the first row of buildings and improvements located on that part of 14 Lower Shotover Road (Lot 3 DP 438514 and Lot 201 DP 391412) that is within the proposed Ladies Mile Structure Plan, which adjoins the boundary of 70 Lower Shotover Road (Lot 5 DP 438514).

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS71.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That an appropriate easement and physical connection to the boundary of 70 Lower Shotover Road (Lot 5 DP 438514) is provided for the purpose of supplying domestic water.
OS71.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That screen planting of a certain specification be required to be planted along the boundary of 14 Lower Shotover Road (Lot 3 DP 438514 and Lot 201 DP 391412) and 70 Lower Shotover Road (Lot 5 DP 438514) prior to development and that this be irrigated and maintained.

## Anthony Stack-Forsyth

### Submitter 72

Original Submission No	Provision	Position	Summary
OS72.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal not be approved unless the capacity of the Shotover Bridge has been increased to accommodate the resultant traffic.
OS72.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal not be approved without first considering the alternative of repurposing the airport land for residential development.

## Werner Murray On Behalf of Glenpanel Development Ltd

### Submitter 73

Original Submission No	Provision	Position	Summary
OS73.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That new zoning generally, and more specifically, the Medium Density Precinct and the Glenpanel Precinct, is supported.
OS73.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the expansion of the Urban Growth Boundary (UGB) is supported.

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OS73.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the UGB be extended (and any consequent extension of the relevant Zoning and Precinct) to better enable the extent of development that is appropriate in the Glenpanel Precinct, together with critical infrastructure that will support the eastern corridor into the future.
OS73.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the generally over-prescriptive nature of the Variation is opposed.
OS73.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the development triggers relating to road access into Ladies Mile from SH6, and Lower Shotover Road are opposed.
OS73.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the location of the Collector Road type A is opposed.
OS73.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the height limits of 8 m in the Glenpanel Precinct are opposed.
OS73.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the layout of Open Space is opposed.
OS73.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the requirement of the structure plan to retain trees is opposed.
OS73.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Building Restriction Areas along SH6 are opposed.
OS73.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the density in the Medium Density Residential Precinct be set at a minimum of 25-30 units per hectare.
OS73.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That, in relation to Objective 49.2.1 and Policy 49.2.1.1, at a minimum, development needs to be “generally” in accordance with or consistent with the Structure Plan.
OS73.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the lack of provision for stand-alone housing is opposed.
OS73.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That flexibility is enabled for the collector road or alternative roading and access connections which achieve positive outcomes.

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OS73.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That the wording and inclusion of Policy 49.2.2.1(b) is opposed on the basis that avoiding low density housing and single detached residential units is not efficient, is not a market lead approach, and does not provide for diversity of housing choice.
OS73.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That flexibility be included to provide for variations of single detached dwellings as well as higher density typologies.
OS73.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.3 be amended to require a variety of housing typologies but not affording preferential weight to any particular type.
OS73.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.4 be deleted.
OS73.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That the reference to a supermarket in Policy 49.2.3.1 be deleted.
OS73.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.4	Support	That Objective 49.2.4 is supported.
OS73.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.4	Support	That Policy 49.2.4.1 is supported.
OS73.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.4	Support	That Policy 49.2.4 2 is supported.
OS73.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile >	Oppose	That points c-e of Policy 49.2.6.3 be deleted.

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	49.2 Objectives and policies > 49.2.6					
OS73.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That point (b) of Policy 49.2.6.4 be deleted.			
OS73.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.7.9 is opposed, as it relates to Slope Hill.			
OS73.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Plan Change be adopted, along with all necessary amendments to address the concerns, issues, and other matters raised in this submission (including any necessary additional or consequential relief).			
OS73.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That 49.4.4 be amended as follows:  <del>Two</del> <u>Three</u> or more residential units per site in the Medium Density Residential Precinct and High Density Residential Precinct  Discretion is restricted to:  ...  <del>i. within Sub Area A, the establishment of the “Landscape Buffer Area” shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity;</del>  ...			
OS73.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	That 49.4.6 (One residential unit per site within the Medium Density Residential Precinct and the High Density Residential Precinct...), be amended as follows:  <table border="1" data-bbox="835 1247 1837 1386"> <tr> <td>49.4.6</td> <td><del>Non-complying Permitted</del></td> <td>One or <u>two</u> residential unit/s per site within the Medium Density Residential Precinct and the <del>High Density Residential Precinct</del>, except...</td> </tr> </table>	49.4.6	<del>Non-complying Permitted</del>	One or <u>two</u> residential unit/s per site within the Medium Density Residential Precinct and the <del>High Density Residential Precinct</del> , except...
49.4.6	<del>Non-complying Permitted</del>	One or <u>two</u> residential unit/s per site within the Medium Density Residential Precinct and the <del>High Density Residential Precinct</del> , except...				

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<p><i>Note: While the submission refers to Rule 49.4.7, the submitter has since confirmed in writing that this is an error and should be amended to read '49.4.6', as above.</i></p>			
OS73.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.33	Oppose	<p>That 49.4.33 (Visitor Accommodation) be amended as follows:</p> <table border="1"> <tr> <td>49.4.33</td> <td><del>Non-complying</del> <u>Permitted</u></td> <td>Visitor Accommodation</td> </tr> </table>	49.4.33	<del>Non-complying</del> <u>Permitted</u>	Visitor Accommodation
49.4.33	<del>Non-complying</del> <u>Permitted</u>	Visitor Accommodation				
OS73.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.38	Oppose	<p>That 49.4.38 (Service Stations) be amended as follows:</p> <table border="1"> <tr> <td>49.4.38</td> <td><del>Prohibited</del> <u>Restricted Discretionary.</u>  <u>Matters of discretion limited to traffic and transport effect relating to access to the site and built form.</u></td> <td>Service Stations</td> </tr> </table>	49.4.38	<del>Prohibited</del> <u>Restricted Discretionary.</u>  <u>Matters of discretion limited to traffic and transport effect relating to access to the site and built form.</u>	Service Stations
49.4.38	<del>Prohibited</del> <u>Restricted Discretionary.</u>  <u>Matters of discretion limited to traffic and transport effect relating to access to the site and built form.</u>	Service Stations				
OS73.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.15	Oppose	<p>That 49.5.15 be amended as follows:</p> <table border="1"> <tr> <td>49.5.15</td> <td>Non complying</td> <td> <p>Development shall be consistent with the Structure Plan at 49.8, except that:</p> <p>a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied by up to 10m where required to achieve integration with these intersections.</p> </td> </tr> </table>	49.5.15	Non complying	<p>Development shall be consistent with the Structure Plan at 49.8, except that:</p> <p>a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied by up to 10m where required to achieve integration with these intersections.</p>
49.5.15	Non complying	<p>Development shall be consistent with the Structure Plan at 49.8, except that:</p> <p>a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied by up to 10m where required to achieve integration with these intersections.</p>				

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<table border="1"> <tr> <td></td> <td></td> <td>b. ...</td> </tr> </table>			b. ...
		b. ...				
OS73.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	<p>That Rule 49.5.16 (Density) be amended as follows:</p> <p>Density 49.5.16.1 In the Medium Density Residential Precinct, development shall achieve a minimum density of <del>40-48-25-30</del> residential units per hectare across the gross developable area of the site.</p>			
OS73.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the maximum height in the Medium Density Precinct shown on the Ladies Mile Structure Plan – Building Heights be amended to 13 metres.			
OS73.34	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	<p>That 49.5.18.1 (Recession Plane) be amended as follows:</p> <p>Buildings shall not project beyond the following:</p> <p>49.5.18.1 In the Medium Density Residential Precinct, the following:</p> <p><u>a. Front: N/A</u></p> <p><u>b. Rear: 2.0m + 35 degrees.</u></p> <p><u>c. Side: 7.0m + 45 degrees</u></p> <p><u>d. Side (Alt): 3.0m + 65 degrees (applies to side yard immediately abutting a rear yard).</u></p> <p><del>a. Northern boundary: A 55 degree recession plane measured 2.5m above the boundary;</del>  <del>b. Western and Eastern boundaries: A 45 degree recession plane measured 2.5m above</del></p>			

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			<del>the boundary; c. Southern boundary: A 35-degree recession plane measured 2.5m above the boundary.</del>
OS73.35	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.21	Oppose	That 49.5.21 be amended as follows:  Building Coverage:  49.5.21.1 In the Medium Density Residential Precinct, a maximum of <u>50%</u> <del>45%</del> .
OS73.36	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.22	Oppose	That 49.5.22 be amended as follows:  Minimum boundary setbacks for buildings  49.5.22.1 In the Medium Density Residential Precinct:  <u>a. Front and rear boundaries 3m</u>  <u>b. Side boundaries zero lot</u>  <u>c. All other boundaries: 1.2m</u>  <del>a. Road boundaries: 3m</del>  <del>b. All other boundaries: 1.5m</del>  <del>c. Garages shall be setback at least 6m from a road boundary.</del>  -
OS73.37	Ladies Mile > Chapter 49 Te Putahi Ladies Mile >	Oppose	That 49.5.23 be amended as follows:

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	<p>49.5 Rules – Standards &gt; Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status &gt; 49.5.23</p>		<p>Outlook Space</p> <p>An outlook space that meets the following standards shall be provided from the face of a building containing windows to a habitable room in a residential unit:</p> <p><u>49.5.23.1 Principal living: 3m width x 5m depth</u></p> <p><u>49.5.23.2 Bedrooms: 1m width x 3m depth</u></p> <p>49.5.23.1 Principal living room: 1-2 storeys: 8m in depth and 4m wide 3 storeys: 10m in depth and 4m wide 4 storeys and above: 12m in depth and 4m wide</p> <p>49.5.23.2 Principal bedroom: 3m in depth and 3m wide</p> <p>49.5.23.3 All other habitable rooms: 1m in depth and 1m wide</p>						
<p>OS73.38</p>	<p>Ladies Mile &gt; Chapter 49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status &gt; 49.5.33</p>	<p>Oppose</p>	<p>That 49.5.33 (Staging development to integrate with transport infrastructure) be amended as follows:</p> <table border="1" data-bbox="831 919 1665 1143"> <thead> <tr> <th data-bbox="831 919 961 959">Area</th> <th data-bbox="961 919 1665 959">Transport infrastructural works</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 959 961 1000">A</td> <td data-bbox="961 959 1665 1000">Intersection on Lower Shotover Road at Spence Road</td> </tr> <tr> <td data-bbox="831 1000 961 1143">B</td> <td data-bbox="961 1000 1665 1143">Bus stops on State Highway 6, west of the Stalker Road intersection (one on each side of the State Highway 6) Pedestrian/ cycle crossing of State Highway 6 west of Stalker Road intersection</td> </tr> </tbody> </table>	Area	Transport infrastructural works	A	Intersection on Lower Shotover Road at Spence Road	B	Bus stops on State Highway 6, west of the Stalker Road intersection (one on each side of the State Highway 6) Pedestrian/ cycle crossing of State Highway 6 west of Stalker Road intersection
Area	Transport infrastructural works								
A	Intersection on Lower Shotover Road at Spence Road								
B	Bus stops on State Highway 6, west of the Stalker Road intersection (one on each side of the State Highway 6) Pedestrian/ cycle crossing of State Highway 6 west of Stalker Road intersection								
<p>OS73.39</p>	<p>Ladies Mile &gt; Chapter 49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 3 Standards for activities located in the</p>	<p>Oppose</p>	<p>That Rule 49.5.37 be amended as follows:</p> <p>Development shall be consistent with the Structure Plan at 49.8, except that:</p>						

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	Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.37		a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road <del>may be varied by up to 10m where required to achieve in order to integrate with these intersections</del> <u>roads.</u>		
OS73.40	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.39	Oppose	<p>That the activity status of Rule 49.5.39 (office activity) be amended from non complying to restricted discretionary and a matter of discretion added as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p><del>Non-complying</del></p> <p><u>Restricted Discretionary with discretion restricted to</u></p> <p>a. <u>Transport effects; including parking areas</u></p> <p><u>The nature of the surrounding residential context, and the effects of the activity on the neighbourhood;</u></p> </td> <td style="width: 50%; padding: 5px;"> <p>Office activity</p> <p>The maximum gross floor area of a single office tenancy shall be 200m<sup>2</sup>. Except that this rule shall not apply to tenancies operating as a commercial coworking space.</p> </td> </tr> </table>	<p><del>Non-complying</del></p> <p><u>Restricted Discretionary with discretion restricted to</u></p> <p>a. <u>Transport effects; including parking areas</u></p> <p><u>The nature of the surrounding residential context, and the effects of the activity on the neighbourhood;</u></p>	<p>Office activity</p> <p>The maximum gross floor area of a single office tenancy shall be 200m<sup>2</sup>. Except that this rule shall not apply to tenancies operating as a commercial coworking space.</p>
<p><del>Non-complying</del></p> <p><u>Restricted Discretionary with discretion restricted to</u></p> <p>a. <u>Transport effects; including parking areas</u></p> <p><u>The nature of the surrounding residential context, and the effects of the activity on the neighbourhood;</u></p>	<p>Office activity</p> <p>The maximum gross floor area of a single office tenancy shall be 200m<sup>2</sup>. Except that this rule shall not apply to tenancies operating as a commercial coworking space.</p>				
OS73.41	Ladies Mile > Chapter 49 Te Putahi Ladies Mile >	Oppose	That Rule 49.5.41 (building height) be amended as follows:		

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	49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41		<p>Building Height</p> <p><del>49.5.41.1 Buildings shall not exceed the maximum number of storeys shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</del></p> <p>49.5.41.2 In the Glenpanel Precinct, building height shall not exceed <del>8m</del> <u>17 m</u>.</p>
OS73.42	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.50	Oppose	That Rule 49.5.50 (Staging development to integrate with transport infrastructure) is deleted.
OS73.43	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	<p>That any reference to trees on private land needs to be removed, including by amending Rule 27.9.8.1(ii)(d) (in an unspecified manner) and amending Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) as follows:</p> <p>27.7.28.1 Subdivision of land within the Te Pūtahi Ladies Mile Zone Discretion is restricted to:</p> <p>...</p> <p>i....</p> <p>ii. Open spaces, and their intended function(s), <del>including those open spaces required by the Structure Plan, Indicative Parks as shown on the Structure Plan, and any additional open spaces necessary to serve the future needs of the site and the wider Sub Area;</del></p>

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			<p>...</p> <p>iii. Three waters infrastructure, including the retention and treatment of stormwater, and <del>integration with the stormwater network within the Zone;</del></p> <p>...</p> <p><del>e. within Sub-Areas B and C, the impact of development on existing established trees identified on the Structure Plan;</del></p> <p><del>f. within Sub-Area A, the establishment of the “Landscape Buffer Area” shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity;</del></p> <p>...</p> <p><del>h. Transport infrastructural works to be established to support alternatives to private vehicle use, including the imposition of conditions requiring that the relevant transport infrastructural works as identified in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 be completed prior to certification under section 224(c).;</del></p> <p><del>i. Within the Crossing Curtilage Area Overlay shown on the Structure Plan, the integration of the subdivision layout and potential future development with the Key Crossing.</del></p>
OS73.44	Ladies Mile > Variation to Chapter 27 Subdivision and	Oppose	That Rule 27.7.28.2 be amended as follows:

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	Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.2		27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.19, except as set out in Rule 27.7.28.3 and for the following: a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied by up to 10m where required to achieve integration with these intersections....
OS73.45	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.24	Oppose	That Rule 29.5.24 (Roading and access) be amended as follows:  29.5.24 - Roading and access within the Te Pūtahi Ladies Mile Zone  <del>29.5.24.1 There shall be no direct property access for vehicles from the collector road Type A on the Structure Plan to land located north of the road.</del>  <del>29.5.24.2 New roads connecting collector road Type A identified on the Structure Plan to land located north of the road shall not exceed a frequency of more than one every 120m.</del>  <del>29.5.24.3 New roads connecting collector road Type A identified on the Structure Plan to land located south of the road shall not exceed a frequency of more than one every 60m</del>  29.5.24.4 The maximum number of access points from the collector road Type C identified on the Structure Plan to land located east of the road shall be two (2).  29.5.24.5 The maximum number of access points from the collector road Type C identified on the Structure Plan to land located west of the road shall be one (1).
OS73.46	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific	Oppose	That Rule 27.7.28.3 (consistency with the “State Highway 6 Typical Road Section” in the Structure Plan) be deleted.

	Rules > 27.7.28 > 27.7.28.3		
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## Philip Blakely On Behalf of Blakely Wallace Family

### Submitter 74

Original Submission No	Provision	Position	Summary
OS74.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That setbacks/ buffers should be required on both sides of State Highway 6.
OS74.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the level and type of development enabled by the variation be amended, including either removing the proposed High Density Residential Zone or reducing the maximum building height to 12m (or 3 storeys).
OS74.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That the roading infrastructure, including the Shotover Bridge, is upgraded prior to development.

## Charlotte Clouston On Behalf of Park Ridge Limited

### Submitter 75

Original Submission No	Provision	Position	Summary
OS75.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed Variation be declined, given that insufficient and inadequate infrastructure is in place to service the development enabled by the Variation.
OS75.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That instead of promoting this Variation, QLDC concentrate on providing infrastructure to facilitate the development of existing zoned land and/ or land proposed to be rezoned.

## Maree Wheeler

### Submitter 76

Original Submission No	Provision	Position	Summary
OS76.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be declined until the traffic issues, housing affordability, and a commitment to the provision of community and commercial facilities are resolved and triggers and controls are in place to ensure the masterplan will be implemented.

## Ian Bayliss On Behalf of Ladies Mile Property Syndicate

### Submitter 77

Original Submission No	Provision	Position	Summary
OS77.1	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Oppose	That Policy 4.2.2.22 either be deleted or amended as follows:  “ <del>Avoid</del> Subdivision and development that does not <u>is encouraged</u> to achieve the residential density range required within the Medium and High Density Residential Precincts of the Te Pūtahi Ladies Mile Zone, to <del>ensure</del> <u>allow</u> a sufficient population to support viable public transport and social amenities.”
OS77.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and	Oppose	That Policy 49.2.2.2 be amended as follows:  Within the High Density Residential Precinct, require a <del>high density</del> <u>of residential developments</u> <del>units that are</del> <u>with</u> well designed <del>for</del> <u>high to medium density</u> terraced

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	policies > 49.2.2		housing, multi-storey townhouses, <u>duplexes</u> and apartment living typologies, set within attractive landscaped sites, along with key parks and open spaces, and public transport routes.
OS77.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.5 be replaced with the policy relating to residential visitor accommodation and homestays from the residential chapters of the PDP, as follows:  <del>49.2.5.5 – Avoid Visitor Accommodation and Residential Visitor Accommodation, consistent with the role of the Zone in providing for the needs of local residents.</del>  <u>49.2.5.5 - Manage the effects of residential visitor accommodation and homestays by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.</u>
OS77.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.5	Oppose	That Rule 49.4.5 be amended by changing the activity status of Residential Visitor Accommodation from non-complying to permitted.
OS77.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density	Oppose	That Rule 49.5.16.2 (Density) be amended as follows:  In the High Density Residential Precinct, development shall achieve a minimum density of <del>4060-72</del> residential units per hectare across the gross developable area of the site...  <u>NC-RD</u>

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	Residential Precinct Non-compliance status > 49.5.16		
OS77.7	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.6	Oppose	That Policy 27.3.24.6 is amended as follows or similar:  <del>Avoid</del> <u>Do not allow</u> development where specific transport infrastructural works <u>identified for Sub Areas A-I</u> in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 have not been completed <u>for their respective Sub Area</u> , unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements on State Highway 6.
OS77.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That clause (b) of Policy 49.2.6.4, relating to a preference for an underpass to be provided at the Key Crossing be deleted, as follows:  Policy 49.2.6.4  Encourage the use of pedestrian and cycling modes by:  a. Requiring high-quality, well connected, integrated and legible walking and cycling routes and linking to existing routes outside the Zone;  <del>b. Preferring the provision of an underpass for the Key Crossing indicated on the Structure Plan;</del>  c....
OS77.9	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That Rule 49.5.33 be amended as follows and that the same amendment also be made to the equivalent medium density residential precinct rule (49.5.10):

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	<p>Mile &gt; 49.5 Rules – Standards &gt; Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status &gt; 49.5.33</p>		<p>49.5.33 - Staging development to integrate with transport infrastructure</p> <p>Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works <u>for its respective Sub-Area</u> listed below being completed.</p> <p>...</p> <table border="1" data-bbox="709 483 1871 784"> <thead> <tr> <th data-bbox="709 483 873 529">Sub-Area</th> <th data-bbox="873 483 1871 529">Transport Infrastructure</th> </tr> </thead> <tbody> <tr> <td data-bbox="709 529 873 602">C</td> <td data-bbox="873 529 1871 602">Intersection on State Highway 6 at Howards Drive</td> </tr> <tr> <td data-bbox="709 602 873 784">E</td> <td data-bbox="873 602 1871 784">                     Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)                       Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)                 </td> </tr> </tbody> </table>	Sub-Area	Transport Infrastructure	C	Intersection on State Highway 6 at Howards Drive	E	Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)  Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)
Sub-Area	Transport Infrastructure								
C	Intersection on State Highway 6 at Howards Drive								
E	Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)  Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)								
OS77.10	<p>Ladies Mile &gt; Variation to Chapter 27 Subdivision and Development &gt; 27.7 Zone – Location Specific Rules &gt; 27.7.28 &gt; 27.7.28.1</p>	Oppose	<p>That Rule 27.7.28.1 be amended to make specific provision for staged subdivisions creating vacant lots of 1,200m<sup>2</sup> or greater as a restricted discretionary activity; to make subdivisions creating lots of 1,200m<sup>2</sup> or greater subject only to Rule 27.5.7 and the TPLM Structure Plan; and to not require land use applications for apartment buildings to be submitted concurrently.</p>						
OS77.11	<p>Ladies Mile &gt; Variation to</p>	Oppose	<p>That Policy 27.3.24.4 and other parts of the framework for subdivisions within the Ladies Mile Special Zone be amended to make specific provision for staged subdivisions creating vacant lots of</p>						

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	Chapter 27 Subdivision and Development > 27.3 Location- specific objectives and policies > 27.3.24 > 27.3.24.4		1,200m <sup>2</sup> or greater as a restricted discretionary activity; to make subdivisions creating lots of 1,200m <sup>2</sup> or greater subject only to Rule 27.5.7 and the TPLM Structure Plan; and to not require land use applications for apartment buildings to be submitted concurrently.
OS77.12	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.2	Oppose	That the land shown as unformed legal road located to the north of the proposed Collector Type A (as shown respectively on the Zoning Plan and the Structure Plan). which connects to Marshall Avenue in the east be included in the High Density Residential and Medium Density Residential Precincts.
OS77.13	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.3	Oppose	That the 20 metre wide Amenity Access Areas and Building Restriction Areas shown on the Structure Plan and Zoning Plan be reduced in width to 10 metres.

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OS77.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.22	Oppose	<p>That Rule 49.5.22.2 (Minimum boundary setbacks for buildings) be amended as follows:</p> <p>49.5.22.2 - In the High Density Residential Precinct:</p> <p>a. All boundaries: <u>1.5m</u> <del>3m</del></p> <p>b. Garages shall be setback at least 6m from a road boundary.</p> <p>...</p>
OS77.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential	Oppose	<p>That Rule 49.5.23 (Outlook Space) be amended to reduce the principal living room outlook space requirement to 6m x 4m and to delete the specific outlook space requirement for principal bedrooms. as follows:</p> <p>49.5.23.1 Principal living room: <u>6m deep and 4m wide</u></p> <p><del>1-2 storeys: 8m in depth and 4m wide</del></p> <p><del>3 storeys: 10m in depth and 4m wide</del></p> <p><del>4 storeys and above: 12m in depth and 4m wide</del></p>

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	Precinct and the High Density Residential Precinct Non-compliance status > 49.5.23		<p>49.5.23.2 Principal bedroom: 1m in depth and 1m wide</p> <p>49.5.23.3 All other habitable rooms: 1m in depth and 1m wide</p>
OS77.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	<p>That Rule 49.5.19.3 (Landscaped permeable surface) be amended as follows:</p> <p>Each residential unit located on the ground floor shall include <del>a minimum of 1 specimen tree (45L)</del> and 3m<sup>2</sup> of soft landscaping <del>located between...</del></p>
OS77.18	Ladies Mile > Variation to Chapter 27 Subdivision	Oppose	That, if the unformed legal road shown on the Ladies Mile Zoning Plan (north of the collector Type A road) is not included in the residential precincts as requested, the requirement to vest a new east to west road in the location prescribed in the Structure Plan - General Map is opposed.

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	and Development		
OS77.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any further or other relief, or other consequential amendments, as are considered appropriate and necessary to address the concerns set out in this submission is also requested.
OS77.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.1 be amended as follows, to reflect that a wide range of typologies are required to support housing choice and reflect market realities:  Within the Medium and High Density Residential Precincts:  a. Promote affordability and diversity of housing by maximising choice for residents through encouraging a range of residential typologies, unit sizes and bedroom numbers.  b. <del>Avoiding development that does not achieve the residential densities required in each Precinct, and</del> <u>Avoiding low density housing typologies including single detached residential units and encouraging development to achieve the residential densities standards in each Precinct.</u>

## Charlotte Clouston On Behalf of Ladies Mile Pet Lodge Limited

### Submitter 78

Original Submission No	Provision	Position	Summary
OS78.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed Variation be declined.
OS78.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions be amended to provide for an alternative access to the Pet Lodge (which is located on the northside of State Highway 6 opposite the Howards Drive intersection).
OS78.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That instead of promoting this Variation, QLDC concentrate on providing infrastructure to facilitate the development of existing zoned land and/ or land proposed to be rezoned.

## Maree Wheeler On Behalf of Lake Hayes Estate Community Association (LHSCC)

### Submitter 79

Original Submission No	Provision	Position	Summary
OS79.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be declined until the traffic issues, housing affordability, and a commitment to the provision of community and commercial facilities are resolved.
OS79.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC prioritise incentivising high density housing in locations that are near existing amenities and already appropriately zoned and served by infrastructure.
OS79.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is placed on hold, OR a deferred zoning is applied until there is a guarantee that the traffic solutions will be achieved; the Ministry of Education has committed to constructing secondary and primary schools; community facilities and affordable housing are committed to; and that inclusionary zoning will apply to the Zone.

## Kristy Rusher On Behalf of Koko Ridge Limited and Wayne Foley

### Submitter 80

Original Submission No	Provision	Position	Summary
OS80.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Support	That the zone purpose be retained, as notified.
OS80.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That 49.2.1.1 be amended as follows:  49.2.1.1 <del>Require</del> <u>Encourage</u> that development that is consistent with the Structure Plan to ensure the integrated, efficient and co-ordinated location

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			of activities, primary roading, key intersections, open spaces, green networks, and walkway / cycleway routes.
OS80.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.4 be amended as follows:  Within the Low Density Residential Precinct, manage the <del>total number</del> <u>density</u> of residential units provided for within the Zone to avoid significantly increasing vehicle trips and adverse effects on the safe and efficient operation of State Highway 6.
OS80.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.6 Rules – Non-notification of Applications	Support	That Rule 49.6 (non-notification) is retained as notified.
OS80.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Support	That 49.7 (Assessment matters for site and building design) are retained as notified.
OS80.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	That residential flats of up to 70m2 in the low density residential H2 precinct be a permitted activity, rather than non-complying.
OS80.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.11	Oppose	That the activity status for a breach of the Maximum number of Residential Units (Rule 49.5.11) be amended from Non-complying to Discretionary for Area H2.
OS80.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That, as an alternative to changing the provisions to provide for residential flats up to 70m2 as a permitted activity in the Low density residential precinct sub-area H2, re-zone the Koko Ridge Land (legally described as Lot 1 DP 431492 and Lot 2 DP 325561*) as Lower density Suburban Residential Zone.  <i>*: The submitter has confirmed in writing that the 'Koko Ridge Land' comprises that land legally described as Lot 1 DP 431492 and Lot 2 DP 325561.</i>

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OS80.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Support	That the Building Area Restriction on Sub-area H2 of the low density residential precinct be retained at 25 m OR be reduced in width.
OS80.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.4	Support	That the provisions that facilitate the provision of schools, shops, parks etc. be retained.
OS80.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That residential visitor accommodation be provided for as a controlled activity with appropriate conditions to manage duration, length of stay and frequency of use as visitor accommodation.
OS80.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Objective 49.2.6 and the associated policies are amended to provide for development in the H1 and H2 precincts to occur independently of pedestrian infrastructure and independently of development on the north side of State Highway 6.
OS80.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > In all Precincts	Oppose	That Policy 49.2.7.8 be amended as follows:  49.2.7.8 - In the Low Density Residential Precinct, ensure that <u>there is a variation in lot sizes as well as a variation in height, bulk and location of development built form where it maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.</u>
OS80.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.1	Oppose	That there is no maximum residential density standard OR that the maximum residential standard is 350m <sup>2</sup> per residential unit and that the non-complying activity status for a breach of the density standard be amended
OS80.16	Ladies Mile > Variation to Chapter 36 Noise > 36.5 Rules – Standards > 36.5.2	Oppose	That, while the principle of stricter noise standards is supported, an exception be provided to the decibel limits for heat pumps and mechanical ventilation OR the decibel limits need to be amended to provide for the use of a heat pump as a permitted activity.
OS80.17	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.12A	Oppose	That the maximum car parking standard (29.5.12A) be deleted OR be amended such that a breach of the standard is a controlled activity AND/

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			OR that an exception be provided for the parking of boats, caravans and other high value recreation assets.
OS80.18	Ladies Mile	Support	That a specific zone is introduced for the Ladies Mile Area, which provides for a diversity of residential land uses, residential density, and lot sizes.
OS80.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.10	Oppose	That Rule 49.5.10 (Staging development to integrate with transport infrastructure) be amended as follows:  Development (except for utilities and other physical infrastructure) within the Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed, <u>unless the application is for the subdivision of an existing allotment into 2 allotments, or is for the creation of unit titles for an existing building.</u>

## Alex Dunn On Behalf Of Doolytle and Son Limited

### Submitter 81

Original Submission No	Provision	Position	Summary
OS81.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452) be included in the Variation.
OS81.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452), be included within the Commercial Precinct of the Ladies Mile Masterplan.
OS81.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.14	Oppose	That Rule 49.4.14 is amended to specifically include the provision for large format retail on the land subject to this submission (being that land at 466 Frankton – Ladies Mile Highway, which is located on

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			Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452) and to not restrict this use solely to grocery products.
OS81.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.38	Oppose	That, in respect of Rule 49.5.38.1, it is not necessary to place a maximum floor area on retail tenancies located on the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452).
OS81.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.38	Oppose	That, in respect of Rule 49.5.38.2, it is not necessary to place a maximum floor area on large format retail tenancies located on the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452).
OS81.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.39	Oppose	That Rule 49.5.39 (maximum gross floor area of a single office tenancy) not apply to the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452).
OS81.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, should Commercial Precinct zoning be accepted, a maximum permitted height of 12 m is applied to the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452).
OS81.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, if the Commercial Precinct Zoning is not accepted, the submitter's site (being that land at 466 Frankton – Ladies Mile Highway, which is located on Howards Drive and legally described as Lot 2 DP 536321 and Lot 403 DP 322452) be rezoned as High Density Residential (as per the PDP).
OS81.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further, consequential, or alternative amendments be made to give effect to the submission.

## Bishop Michael Dooley On Behalf of Roman Catholic Bishop of Dunedin

### Submitter 82

Original Submission No	Provision	Position	Summary
OS82.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That an "education and places of worship activity area" overlay be established over a portion of the land located at 14 Lower Shotover Road and legally described as Lot 3 DP438514 and (part of) Lot 201 DP 391412 and that the medium density precinct provisions continue to apply in the event that a school and church are not established.
OS82.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Education and Places of Worship (as proposed to be defined) within the proposed Education and Places of Worship Activity Area overlay be provided for as a permitted activity, with the buildings being subject to resource consent.
OS82.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the following definition is added to the Plan to provide for the school, church and ancillary staff accommodation within the activity area/ overlay proposed for that land located at 14 Lower Shotover Road and legally described as Lot 3 DP438514 and (part of) Lot 201 DP 391412:  <u>Education and Places of Worship Activity: (For the purpose of Chapter 49 only):</u>  <u>Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate, and secondary schools. It also includes ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities. This definition also includes the use of land and buildings where people gather to worship. In addition, the</u>

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			<u>definition includes staff accommodation associated with this activity.</u>
OS82.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions are amended to clarify that some non-residential activities are expected within the residential precincts.
OS82.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That a new policy be added beneath Objective 49.2.2, which acknowledges that some of the residential precinct land may not be used for residential purposes; suggested wording is as follows:  <u>Notwithstanding policies 49.2.2.1 — 49.2.2.4 above, acknowledging that some land within the residential precincts will be used for education and place of worship activities (as specifically defined). Therefore, the required residential densities will not be met.</u>
OS82.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.15	Oppose	That Rule 49.5.15 (consistency with the Structure Plan) be amended to include the following:  <u>x. For the purpose of this rule, e land used for used for education and place of worship activities (as specifically defined) shall only be subject to this rule insofar as any developments relate to the Structure Plan — General, Building Heights Plan, and Rooding Sections (Sheets 1 — 3).</u>
OS82.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That Rule 49.5.16 (Density) be amended to include the following: <u>x. For the purpose of this rule, where a resource consent proposal is lodged solely for an education and place of worship activity (as specifically defined), this rule shall not apply. or place of worship.</u>
OS82.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and	Oppose	That Rule 49.5.17 (Building Height) be amended as follows, such that if the land is used for education and or community purposes, the minimum 2 storey requirement is not required:

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	the High Density Residential Precinct Non-compliance status > 49.5.17		x. For the purpose of this rule, where a resource consent proposal is <u>lodged solely for an education and place of worship activity (as specifically defined)</u> , this rule shall not apply.
OS82.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, if no specific activity area or overlay is provided for, the notified provisions are amended to acknowledge and provide for education and community activities within the residential precincts.
OS82.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the width of the landscape buffer area shown on the structure plan be confirmed.
OS82.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further, consequential, or alternative amendments are made as necessary to give effect to this submission.

## Warren Hanley On Behalf of Otago Regional Council

### Submitter 83

Original Submission No	Provision	Position	Summary
OS83.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the proposed Variation is supported.

## John Hilhorst On Behalf of FlightPlan2050

### Submitter 84

Original Submission No	Provision	Position	Summary
OS84.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, in order to enable the civil emergency use of State Highway 6 (SH6) along Ladies Mile by Hercules aircraft, the Building Restriction Area south of SH6 be extended across the open space precinct to the same depth as currently on the XX.

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OS84.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That, in order to enable the civil emergency use of State Highway 6 along Ladies Mile by Hercules aircraft, restrict the height of plants within 30 m and 40 m of the centreline of State Highway 6.
OS84.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That all district planning include the need to strengthen community resilience to managing a substantial seismic event.

## Emma Ryder On Behalf of No. 1 Hansen Road Limited

### Submitter 85

Original Submission No	Provision	Position	Summary
OS85.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the proposed residential density be retained as notified.
OS85.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Support	That the maximum height limit of 24.5m and 6 storeys be retained.
OS85.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That any other consequential or alternative relief that otherwise addresses the matters raised in this submission be made.

## Sara Hodgson On Behalf of Ministry of Education

### Submitter 86

Original Submission No	Provision	Position	Summary
OS86.1	Ladies Mile > Chapter 49 Te	Oppose	That any consequential relief required to give effect to the matters raised in this submission be made, including alternative, further or consequential amendments to any relevant provisions.

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	Putahi Ladies Mile		
OS86.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 4.2.2.21 be amended as follows:  Ensure that development within the Te Pūtahi Ladies Mile Zone provides for: a. an urban development with a strong community identity and sense of place by enabling community activities, <u>including education activities</u> , a commercial centre that meets needs of local residents, and connections to the surrounding landscape and residential communities;  b....
OS86.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Support	That Policy 49.2.5.1 be retained, as notified.
OS86.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile >	Support	That Policy 49.2.6.1 be retained, as notified.

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	49.2 Objective s and policies > 49.2.6		
OS86.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objective s and policies > 49.2.6	Support	That Policy 49.2.6.3 be retained, as notified.
OS86.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objective s and policies > 49.2.6	Support	That Policy 49.2.6.4 be retained, as notified.
OS86.7	Ladies Mile > Chapter 49 Te Putahi	Oppose	That Policy 49.2.6.6 be amended as follows:  Require Workplace and School Travel Plans that will <del>demonstrate how</del> <u>aim to reduce</u> private vehicle trips <del>will be reduced</del> and to promote greater reliance on public and active transport.

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	Ladies Mile > 49.2 Objectives and policies > 49.2.6		
OS86.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.10	Support	That Rule 49.4.10 (Education Activities in the Commercial Precinct) be retained, as notified.
OS86.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.17	Oppose	That Rule 49.4.17 (Education Activities within the Low, Medium or High Density Precinct) be amended as follows:  Rule 49.4.17  Education Activities within the Low, Medium or High Density Precincts <u>and Open Space Precinct.</u>  Discretion is restricted to: ...  RD - Restricted Discretionary
OS86.10	Ladies Mile > Chapter 49 Te	Oppose	That rule 49.5.56 (Staging development to integrate with transport infrastructure) be amended as follows:

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	<p>Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 4 Standards for activities located in the Open Space Precinct Non-compliance status &gt; 49.5.56</p>		<p>Development (except for utilities and other physical infrastructure) within the Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed.</p> <p>For the purposes of this rule, “completed” means when the works are physically completed and are able to be used for the intended purpose.</p> <table border="1" data-bbox="674 444 1822 802"> <thead> <tr> <th data-bbox="674 444 1073 509">Sub-Area</th> <th data-bbox="1073 444 1822 509">Transport infrastructural works</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 509 1073 802">J</td> <td data-bbox="1073 509 1822 802"> <p>Intersection on State Highway 6 at Howards Drive Bus Stops on State Highway 6, west of Howards Drive intersection</p> <p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</p> <p><u>Eastern Roundabout on State Highway 6</u></p> </td> </tr> </tbody> </table> <p>NC</p>	Sub-Area	Transport infrastructural works	J	<p>Intersection on State Highway 6 at Howards Drive Bus Stops on State Highway 6, west of Howards Drive intersection</p> <p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</p> <p><u>Eastern Roundabout on State Highway 6</u></p>
Sub-Area	Transport infrastructural works						
J	<p>Intersection on State Highway 6 at Howards Drive Bus Stops on State Highway 6, west of Howards Drive intersection</p> <p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</p> <p><u>Eastern Roundabout on State Highway 6</u></p>						
OS86.11	Ladies Mile > Chapter	Support	That Rule 49.5.44 (Education Activities) be retained., as notified.				

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	<p>49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status &gt; 49.5.44</p>		
OS86.12	<p>Ladies Mile &gt; Chapter 49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 2</p>	Oppose	<p>That Rule 49.5.16 (Density) be amended as follows:</p> <p>Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct</p> <p>49.5.16 - Density</p> <p>...</p>

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	Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16		<p>For the purpose of this rule, gross developable area of a site means the land within the site shown on the Structure Plan, excluding the following:</p> <ul style="list-style-type: none"> <li>a. Building Restriction areas as shown on the planning maps;</li> <li>b. Roads, Open Space, Amenity Access Areas and Landscape Buffer as shown on the Structure Plan;</li> <li>c. <u>Stormwater Management Areas and Swales.</u></li> </ul> <p>But including any vested or private roads, reserves, accesses and walkways not shown on the Structure Plan.</p> <p>NC</p>
OS86.13	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules >	Oppose	<p>That Rule 27.7.28.3 (Te Pūtahi Ladies Mile Zone) be amended as follows:</p> <p>Within the Amenity Access Area, development shall be consistent with the “State Highway 6 Typical Road Section” in the Structure Plan in 27.13.19.</p> <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Integration between, and passive surveillance of, walkway and cycleway linkages;</li> <li>b. Consistency of landscaping and pathway treatments throughout the Amenity Access Area;</li> </ul>



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	cycle parking, lockers and showers > 29.10.7		
OS86.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Support	That 49.7.2 (Assessment Matters for Site and Building Design) be retained, as notified, noting specific support for the requirement for travel demand management plans.

## Melissa Read

### Submitter 87

Original Submission No	Provision	Position	Summary
OS87.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That the variation be deferred until there is a realistic plan for mitigating the additional traffic.

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OS87.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Council encourage developers to proceed with the high-density apartment style living developments already proposed for Frankton and Queenstown.
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### Lee Nicolson

#### Submitter 88

Original Submission No	Provision	Position	Summary
OS88.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed.

### Stuart Victor

#### Submitter 89

Original Submission No	Provision	Position	Summary
OS89.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That independent research be provided on how many work vehicles use Ladies Mile each day.
OS89.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That a functioning traffic solution be in place before the land is rezoned and development proceeds.

### Dennis Behan

#### Submitter 90

Original Submission No	Provision	Position	Summary
OS90.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed.

## Andrew Morris

### Submitter 91

Original Submission No	Provision	Position	Summary
OS91.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be refused.

## Stephen Brent On Behalf of Stephen Brent & Sheena Haywood

### Submitter 92

Original Submission No	Provision	Position	Summary
OS92.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed.

## Erin Stagg On Behalf of Sanderson Group and Queenstown Commercial Limited

### Submitter 93

Original Submission No	Provision	Position	Summary
OS93.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	<p>That the Zone Purpose be amended as follows:</p> <p>49.1 - Zone Purpose</p> <p>...</p> <p>To achieve the Zone purpose, the Zone provides for a range of residential densities and land use activities across six Precincts identified on the Planning Maps. The purpose of each Precinct is:</p>

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			<ul style="list-style-type: none"> <li>· The Low Density Residential Precinct, on the south side of State Highway 6, supports integration with the adjoining lower density residential communities of Shotover Country, Lake Hayes Estate and the Queenstown Country Club, while acknowledging the transport limitations;</li> <li>· The Medium Density Residential Precinct provides for a range of housing typologies including terrace, semi-detached, duplex, and townhouses on the north side of State Highway 6, to a density of at least 40 units per hectare <u>per site</u>, within easy walking distance to facilities;</li> <li>· The High Density Residential Precinct provides for multi-unit accommodation, to a density of at least <del>60</del> <u>40</u> units per hectare <u>per site with no maximum density</u>, in locations close to areas of public open space, future transportation links, and facilities;</li> <li>...</li> <li>· The Open Space Precinct covers the Council-owned land on the south side of State Highway 6 and provides for community activities centred around a sports hub.<del>all</del></li> <li>...</li> </ul>
OS93.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	<p>That Policy 49.2.1.1 is amended as follows:</p> <p><u>Require Encourage</u> development that is generally consistent with the Structure Plan to <del>ensure the achieve</del> integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, and walkway / cycleway routes.</p>
OS93.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	<p>That Policy 49.2.3.1 be amended as follows:</p> <p>Provide for a range of office and small scale retail, <del>office</del> and other commercial activities that meet the needs of local residents, other than one medium-sized supermarket <u>and one medium-sized retail activity</u>.</p>

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OS93.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	<p>That Policy 49.2.3.2 is amended as follows:</p> <p>Avoid the establishment of Service Stations, and business activities that would undermine the function and role of other centres, including Industrial, Service, <u>and more than two</u> Large Format Retail activities <del>and large office spaces.</del></p>
OS93.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	<p>That Policy 49.2.5.1 be amended as follows:</p> <p>Enable education activities throughout the Zone and ensure that any potential adverse effects of the education activities, including buildings, on neighbourhood amenity are minimised by:</p> <ol style="list-style-type: none"> <li>a. promoting a high standard of building and site design including the location of open space and setbacks <u>that is consistent with the alpine character of Queenstown;</u></li> <li>b. the efficient provision and design of vehicle access and carparking.</li> </ol>
OS93.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	<p>That Policy 49.2.5.2 be amended as follows:</p> <p><del>Limit</del> Commercial activities in the residential precincts <del>to</del> <u>are of</u> a scale that maintains the primacy of the Commercial Precinct for these activities, supports the social and economic well-being of the local community, and avoids adverse effects on residential amenity.</p>
OS93.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Policy 49.2.6.3 is amended as follows:</p> <p>Provide for efficient and effective public transport through:</p> <ol style="list-style-type: none"> <li>a) <del>Requiring</del> <u>enabling</u> higher residential densities within the Zone north of State Highway 6;</li> <li>b) Ensuring road widths and configurations are consistent with their efficient utilisation as bus routes;</li> </ol>

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			<p>c) Discouraging private vehicle ownership and use by <u>not requiring limiting</u> on-site carparking via maximum rates for residential, office, retail and education activities;</p> <p>d) Limiting on-street parking; and</p> <p>e) <u>requiring encouraging necessary upgrades to</u> transport infrastructural works related to public transportation <u>to be in place prior to commensurate with development and community needs.</u></p>		
OS93.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	<p>That Policy 49.2.7.11 be amended as follows:</p> <p><del>Apply recession plane, building height, yard setback and site coverage controls as the primary means of ensuring</del> <u>Ensure the provision of</u> a minimum level of outlook, sunshine and light access <u>through high quality building design, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.</u></p>		
OS93.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.8	Oppose	That Policy 49.2.8.2 be deleted.		
OS93.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.5	Oppose	<p>That Rule 49.4.5 (Residential Visitor Accommodation) be amended as follows:</p> <table border="1" data-bbox="716 1094 1820 1208"> <tr> <td>Residential Visitor Accommodation</td> <td><u>Commercial Area – RD</u> <u>Elsewhere in Master Plan Area – P up to 90 nights a year, RD thereafter</u></td> </tr> </table>	Residential Visitor Accommodation	<u>Commercial Area – RD</u> <u>Elsewhere in Master Plan Area – P up to 90 nights a year, RD thereafter</u>
Residential Visitor Accommodation	<u>Commercial Area – RD</u> <u>Elsewhere in Master Plan Area – P up to 90 nights a year, RD thereafter</u>				
OS93.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4	Oppose	<p>That Rule 49.4.7 (Residential Flats) be amended as follows:</p> <table border="1" data-bbox="716 1354 1820 1396"> <tr> <td>Residential Flats</td> <td><u>NC P</u></td> </tr> </table>	Residential Flats	<u>NC P</u>
Residential Flats	<u>NC P</u>				

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	Rules - Activities > 49.4.7		
OS93.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.8	Oppose	That Rule 49.4.8 (Commercial Activities comprising no more than 100m2 of gross floor area per site in the High Density Residential Precinct) be amended as follows:  Commercial Activities comprising no more than 100m2 of gross floor area per site in the High Density Residential Precinct. P
OS93.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.14	Oppose	That Rule 49.4.14 be amended as follows:  <del>One</del> <u>Two</u> Large Format Retail tenancies, one of which is limited to retailing grocery products, within the Commercial Precinct. P
OS93.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.22	Oppose	That default non-complying Rule 49.4.22 (Activities not otherwise listed) be deleted.
OS93.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.25	Oppose	That Rule 49.4.25 (Buildings within the Building Restriction Area) be amended as follows:  Buildings within the Building Restriction Area on the planning maps   <u>NC D</u>
OS93.16	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That Rule 49.4.33 9 (visitor accommodation) be amended as follows:  Visitor Accommodation   Commercial Area – P

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	Mile > 49.4 Rules - Activities > 49.4.33		<div style="border: 1px solid black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div> Elsewhere in Master Plan Area – NC		
OS93.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.15	Oppose	<p>That Rule 49.5.15 (consistency with the Structure Plan) be amended as follows:</p> <p>Development shall be <del>consistent</del> <u>generally in accordance</u> with the Structure Plan at 49.8, <u>including</u> that:</p> <p>...</p> <p><u>d. The location of the eastern portion of Collector Road Type A may be replaced by the existing paper road to the north.</u></p> <p><u>e. The location and extent of the Community Park may be varied.</u></p>		
OS93.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities	Oppose	<p>That Rule 49.5.16 (Density) be amended as follows:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 80%;">In the High Density Residential Precinct, development to an average density of <del>60-40</del> residential units per hectare per <u>net site area</u> across the gross developable area of the site.</td> <td style="width: 20%; text-align: center;"><u>NC D</u></td> </tr> </table>	In the High Density Residential Precinct, development to an average density of <del>60-40</del> residential units per hectare per <u>net site area</u> across the gross developable area of the site.	<u>NC D</u>
In the High Density Residential Precinct, development to an average density of <del>60-40</del> residential units per hectare per <u>net site area</u> across the gross developable area of the site.	<u>NC D</u>				

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	located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16		
OS93.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Oppose	That Rule 49.5.17.1 (Building Height - maximum number of storeys) be amended, by changing the activity status for a breach of the standard from non complying to restricted discretionary and applying the matters of discretion that apply to 49.5.17.3 of the notified version to 49.5.17.1.

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OS93.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	<p>That Rule 49.5.18.1 (Recession Planes be amended such that a 60-degree recession plane is applied from all boundaries, as follows:</p> <p>Recession Plane</p> <p>49.5.18.1 Buildings shall not project beyond the following:</p> <p>In the Medium Density Residential Precinct, a <u>60-degree recession plane measured 4m above the boundary</u></p> <p>a. <del>Northern boundary: A 55-degree recession plane measured 2.5m above the boundary;</del></p> <p>b. <del>Western and Eastern boundaries: A 45-degree recession plane measured 2.5m above the boundary</del></p> <p>c. <del>Southern boundary: A 35-degree recession plane measured 2.5m above the boundary.</del></p>				
OS93.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential	Oppose	<p>That Rule 49.5.19.1 (permeable surfaces in the medium density residential precinct) be amended as follows:</p> <table border="1" data-bbox="716 1052 1623 1344"> <tr> <td data-bbox="716 1052 1339 1089">Landscaped Permeable Surface</td> <td data-bbox="1339 1052 1623 1089"></td> </tr> <tr> <td data-bbox="716 1089 1339 1344">49.5.19.1 In the Medium Density Residential Precinct, at least 25% of the site area shall comprise permeable surface.</td> <td data-bbox="1339 1089 1623 1344"> <p><del>NC-RD</del></p> <p><u>Discretion</u> is <u>restricted to external appearance</u> and <u>visual dominance of the building when</u></p> </td> </tr> </table>	Landscaped Permeable Surface		49.5.19.1 In the Medium Density Residential Precinct, at least 25% of the site area shall comprise permeable surface.	<p><del>NC-RD</del></p> <p><u>Discretion</u> is <u>restricted to external appearance</u> and <u>visual dominance of the building when</u></p>
Landscaped Permeable Surface							
49.5.19.1 In the Medium Density Residential Precinct, at least 25% of the site area shall comprise permeable surface.	<p><del>NC-RD</del></p> <p><u>Discretion</u> is <u>restricted to external appearance</u> and <u>visual dominance of the building when</u></p>						

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	Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19		<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"></div> <div style="width: 35%; text-align: center;"> <p><u>viewed from the street.</u></p> </div> </div>
OS93.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.20	Oppose	<p>That Rule 49.5.20 (Roof Colour) be amended as follows:</p> <p>Roof Colour</p> <p>The roof of any new building or any building alterations that result in a change in roofing material, shall be coloured within the range of browns, greens, greys, <u>blacks</u> and blue greys, <u>with a Light Reflectance Value (LRV) of less than 30%.</u></p>
OS93.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5	Oppose	<p>That Rule 49.5.21.2 (Building Coverage) be deleted OR amended as follows:</p> <p>In the High Density Residential Precinct, a maximum of <del>70</del> <u>90</u>%.</p>

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	Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.21		
OS93.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential	Oppose	<p>That Rule 49.5.22.2 (Minimum boundary setbacks for buildings) be amended to be in accordance with Schedule 3A of the RMA as follows:</p> <p>49.5.22.2 In the High Density Residential precinct:</p> <p>a. All boundaries: <del>3m</del> <u>1m, except where buildings share a common wall on a boundary in which case there shall be no setback requirement on that boundary.</u></p> <p>b. <del>Garages shall be setback at least 6m from a road boundary.</del></p>

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	Precinct Non-compliance status > 49.5.22		
OS93.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.23	Oppose	<p>That Rule 49.5.23 be deleted or amended in accordance with Schedule 3A of the RMA as follows:</p> <p>Outlook Space</p> <p>An outlook space that meets the following standards shall be provided from the face of a building containing windows to a habitable room in a residential unit:</p> <p>49.5.23.1 Principal living room:</p> <p style="padding-left: 40px;"><del>1-2 storeys: 8 m</del> 4m in depth and 4m wide</p> <p style="padding-left: 40px;">3 storeys: 10m in depth and 4m wide</p> <p style="padding-left: 40px;">4 storeys and above: 12m in depth and 4m wide</p> <p>49.5.23.2 <del>Principal bedroom: 3m in depth and 3m wide</del></p> <p><del>49.5.23.3</del> All other habitable rooms: 1m in depth and 1m wide.</p>
OS93.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities	Oppose	That Rule 49.5.24 (Outdoor living space) be deleted.

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	located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.24		
OS93.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.29	Oppose	That Rule 49.5.29.2 (Maximum building length in the High Density Residential Precinct) be deleted.

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OS93.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.30	Oppose	That Rule 49.5.30 (Garages) be deleted.						
OS93.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential	Oppose	<p>That Rule 49.5.33 (Staging development to integrate with transport infrastructure) be amended as follows:</p> <p>Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed.</p> <table border="1" data-bbox="814 1195 1633 1393"> <thead> <tr> <th data-bbox="814 1195 968 1235">Sub-area</th> <th data-bbox="968 1195 1633 1235">Transport infrastructure</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 1235 968 1292">A</td> <td data-bbox="968 1235 1633 1292">...</td> </tr> <tr> <td data-bbox="814 1292 968 1393">B</td> <td data-bbox="968 1292 1633 1393">...</td> </tr> </tbody> </table>	Sub-area	Transport infrastructure	A	...	B	...
Sub-area	Transport infrastructure								
A	...								
B	...								

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	<p>Precinct and the High Density Residential Precinct Non-compliance status &gt; 49.5.33</p>		<p>C ...</p> <p>E Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)</p> <p><del>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</del></p>	
<p>OS93.30</p>	<p>Ladies Mile &gt; Chapter 49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status &gt; 49.5.37</p>	<p>Oppose</p>	<p>That Rule 49.5.37 (Development shall be consistent with the Structure Plan) be amended as follows:</p> <p>Development shall be <u>generally</u> consistent with the Structure Plan at 49.8, including that:</p> <p>a....</p> <p><u>d. The location of the eastern portion of Collector Road Type A may be replaced by the existing paper road to the north.</u></p> <p><u>e. Te location and extent of the Community Park may be varied to provide higher quality urban design outcomes.</u></p>	

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OS93.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.38	Oppose	<p>That Rule 49.5.38 (Retail Activity) be amended as follows:</p> <p>Retail activity</p> <p>49.5.38.1 The maximum retail floor area of a single retail tenancy shall be <u>400</u> <del>300</del>m<sup>2</sup>, except as provided for by 49.5.38.2 below.</p> <p>49.5.38.2 The maximum retail floor area of <del>the single</del> <u>two</u> Large Format Retail tenancies, <u>one of which shall retailing</u> grocery products, provided for in Rule 49.4.14 shall be 2000m<sup>2</sup>.</p> <p>49.5.38.3 The <del>single-enabled large format</del> <u>retail tenancies</u> <del>retailing grocery products</del> provided for in Rule 49.4.14 shall not front the State Highway.</p> <p><del>NC</del> <u>D</u></p>
OS93.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.39	Oppose	That Rule 49.5.39 (Office activity) be deleted

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OS93.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41	Oppose	<p>That Rule 49.5.41 (Building Height) be amended as follows:</p> <table border="1" data-bbox="718 355 1871 1224"> <tr> <td data-bbox="718 355 1306 1224"> <p>49.5.41.1 Buildings shall not exceed the maximum number of storeys shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</p> <p>49.5.41.2 In the Glenpanel Precinct, building height shall not exceed 8m.</p> <p><del>49.5.41.3 In the Commercial Precinct, buildings shall achieve the minimum number of storeys where specified on the shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</del></p> </td> <td data-bbox="1306 355 1871 1224"> <p><del>NC RD</del></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Any sunlight, shading or privacy effects;</u></p> <p><u>b. External appearance, location and visual dominance of the building;</u></p> <p><u>c. Provision of sustainable design responses.</u></p> <p>-</p> <p>_D</p> <p>-</p> <p>D</p> </td> </tr> </table>	<p>49.5.41.1 Buildings shall not exceed the maximum number of storeys shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</p> <p>49.5.41.2 In the Glenpanel Precinct, building height shall not exceed 8m.</p> <p><del>49.5.41.3 In the Commercial Precinct, buildings shall achieve the minimum number of storeys where specified on the shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</del></p>	<p><del>NC RD</del></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Any sunlight, shading or privacy effects;</u></p> <p><u>b. External appearance, location and visual dominance of the building;</u></p> <p><u>c. Provision of sustainable design responses.</u></p> <p>-</p> <p>_D</p> <p>-</p> <p>D</p>
<p>49.5.41.1 Buildings shall not exceed the maximum number of storeys shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</p> <p>49.5.41.2 In the Glenpanel Precinct, building height shall not exceed 8m.</p> <p><del>49.5.41.3 In the Commercial Precinct, buildings shall achieve the minimum number of storeys where specified on the shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</del></p>	<p><del>NC RD</del></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Any sunlight, shading or privacy effects;</u></p> <p><u>b. External appearance, location and visual dominance of the building;</u></p> <p><u>c. Provision of sustainable design responses.</u></p> <p>-</p> <p>_D</p> <p>-</p> <p>D</p>				
OS93.34	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That Rule 49.5.43.2 (All residential units shall comply with the rules relating to Outlook Space and Outdoor Living Space in Table 1) be deleted.		

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	Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non- compliance status > 49.5.43		
OS93.35	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non- compliance status > 49.5.44	Oppose	That Rule 49.5.44 (gross floor area of Education Activities) be deleted.

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OS93.36	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.50	Oppose	<p>That Rule 49.5.50 (Staging development to integrate with transport infrastructure) be amended as follows:</p> <table border="1" data-bbox="810 363 1747 818"> <thead> <tr> <th data-bbox="810 363 978 418">Sub-Area</th> <th data-bbox="978 363 1747 418">Transport Infrastructure</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 418 978 818">B</td> <td data-bbox="978 418 1747 818"> <p>Intersection on State Highway 6 at Howards Drive</p> <p>Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)</p> <p><del>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</del></p> </td> </tr> </tbody> </table>	Sub-Area	Transport Infrastructure	B	<p>Intersection on State Highway 6 at Howards Drive</p> <p>Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)</p> <p><del>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</del></p>
Sub-Area	Transport Infrastructure						
B	<p>Intersection on State Highway 6 at Howards Drive</p> <p>Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6)</p> <p><del>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)</del></p>						
OS93.37	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.52	Oppose	That Rule 49.5.52 (Landscaped permeable surface) be deleted.				

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OS93.38	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.53	Oppose	<p>That Rule 49.5.53 (Development consistency with the Structure Plan) shall be amended as follows:</p> <table border="1" data-bbox="716 264 1455 483"> <tr> <td data-bbox="716 264 1337 483">Development shall be generally consistent with the Structure Plan at 49.8, <u>with the exception of open space areas, parks, and the extent of the commercial area</u></td> <td data-bbox="1337 264 1455 483">NCD</td> </tr> </table>	Development shall be generally consistent with the Structure Plan at 49.8, <u>with the exception of open space areas, parks, and the extent of the commercial area</u>	NCD
Development shall be generally consistent with the Structure Plan at 49.8, <u>with the exception of open space areas, parks, and the extent of the commercial area</u>	NCD				
OS93.39	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the community open space area be deleted from the Structure Plan (49.8) and the location, design and use of parks be assessed through the urban design review process.		
OS93.40	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Oppose	<p>That Policy 4.2.2.22 be amended as follows:</p> <p><del>Avoid Encourage</del> subdivision and development <del>that does not to</del> achieve the residential density range <del>required</del> <u>anticipated</u> within the Medium and High Density Residential Precincts of the Te Pūtahi Ladies Mile Zone, to ensure a sufficient population to support viable <del>public transport and</del> <u>Transit Oriented Development, including cycling and walking as viable transportation modes, with the associated commercial, educational and social amenities.</u></p>		
OS93.41	Ladies Mile > Variation to Chapter 27	Oppose	That Policy 27.3.24.1 be amended as follows:		

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	Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.1		Require that subdivision and development is undertaken in <u>general</u> accordance with the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.XX) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, and walkway/ cycleway routes.
OS93.42	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.3	Oppose	That Policy 27.3.24.3 be amended as follows:  <del>Require</del> <u>Enable</u> a range of open spaces and facilities including: <ul style="list-style-type: none"> <li>a. Sports grounds (for active and informal recreation) and associated community activities;</li> <li>b. Local parks <u>of varying sizes</u> for informal recreation;</li> <li>c. A network of walkways and cycleways throughout the Structure Plan area integrating development with Lake Hayes, the Shotover River, the adjacent Ladies Mile suburban settlements, Frankton and the Wakatipu Trails network; and</li> <li>d. A coherent and consistent landscaped setback adjacent to State Highway 6 (Amenity Access Area) that maintains the key elements of the gateway experience including significant views.</li> </ul>
OS93.43	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and	Oppose	That Policy 27.3.24.6 be amended as follows:  <del>Avoid</del> <u>Only enable</u> development where specific transport infrastructural works in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 have not been completed, <del>unless if it</del> can be demonstrated that development will <del>avoid</del> <u>minimise</u> future and cumulative adverse effects from additional traffic movements on State Highway 6.

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	policies > 27.3.24 > 27.3.24.6		
OS93.44	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location- specific objectives and policies > 27.3.24 > 27.3.24.6	Oppose	<p>That Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) be amended as follows:</p> <p>27.7.28.1 Subdivision of land within the Te Pūtahi Ladies Mile Zone <u>with the exception of subdivision to create a super development lot.</u></p> <p>Discretion is restricted to:</p> <p>...</p> <p><del>c. how the subdivision design will enable the achievement of the minimum residential density requirements set out in the relevant Zone provisions;</del></p> <p><del>d. The methods proposed for ensuring that building typologies provide for a diversity of housing choice (taking into account the zoning of the land)</del></p> <p>...</p> <p><del>Information requirements: a. A statement demonstrating how the subdivision layout will enable: i. the densities expected in the relevant Precinct; and ii. diversity of future building typologies on the sites created by the subdivision, to offer maximum choice for residential or business owners or tenants, and any methods (including by way of consent notices on the titles to be created, or on the instrument) to ensure such diversity</del></p>
OS93.45	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.10 Rules – Non- Notification of Applications	Oppose	That Rule 27.10(a), relating to notification, be deleted.

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OS93.46	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.13 Structure Plans > 27.13.19	Oppose	<p>That Rule 27.13.19 (Structure Plan) be amended as follows:</p> <ul style="list-style-type: none"> <li>• That the community open space area be deleted and location, design and use of parks be assessed through the urban design review process;</li> <li>• That the Collector Type A Road either result from the re-alignment of the paper road to the north, or be located over the existing paper road.</li> <li>• That the 20m Amenity Access Area along the State Highway frontage of the Submitter’s site (489 Frankton – Ladies Mile Highway, legally described as Section 51, Part Section 45-46 and Part Section 50 Block III Shotover Survey District on Record of Title OT5C/22) be reduced to 10m.</li> </ul>
OS93.47	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.12A	Oppose	That Rule 29.5.12A (Maximum Parking Requirements) be deleted.
OS93.48	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.25	Oppose	<p>That Rule 29.5.25.1(Carparking within the Te Pūtahi Ladies Mile Zone) be amended as follows:</p> <p>29.5.25.1 Within the Medium Density Residential and the High Density Residential Precincts, uncovered parking <del>in front</del> <u>between the building and the road boundary</u> of residential units shall be limited to a maximum of one car park per residential unit.</p>

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OS93.49	Ladies Mile > Variation to Chapter 36 Noise > 36.5 Rules – Standards > 36.5.2	Oppose	That Rule 36.5.2 (Noise standards) be amended as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td rowspan="3">Te Pūtahi Ladies Mile – Low, Medium and High Density Residential Precincts</td> <td rowspan="3">At any point within any site</td> <td>0800h to 2000 h</td> <td><del>60</del> 50 db L<sub>aeq</sub>(15 Min)</td> <td>NC</td> </tr> <tr> <td>2000h to 0800h</td> <td><del>50</del> 40 dB L<sub>auq</sub>(15 min)</td> <td>NC</td> </tr> <tr> <td><u>2000h to 0800h</u></td> <td><u>75 dB</u> L<sub>AFmax</sub></td> <td><u>NC</u></td> </tr> </table>	Te Pūtahi Ladies Mile – Low, Medium and High Density Residential Precincts	At any point within any site	0800h to 2000 h	<del>60</del> 50 db L <sub>aeq</sub> (15 Min)	NC	2000h to 0800h	<del>50</del> 40 dB L <sub>auq</sub> (15 min)	NC	<u>2000h to 0800h</u>	<u>75 dB</u> L <sub>AFmax</sub>	<u>NC</u>
Te Pūtahi Ladies Mile – Low, Medium and High Density Residential Precincts	At any point within any site	0800h to 2000 h	<del>60</del> 50 db L <sub>aeq</sub> (15 Min)			NC								
		2000h to 0800h	<del>50</del> 40 dB L <sub>auq</sub> (15 min)			NC								
		<u>2000h to 0800h</u>	<u>75 dB</u> L <sub>AFmax</sub>	<u>NC</u>										
OS93.50	Ladies Mile > Variation to Chapter 31 Signs > 31.14 Rules – Activity Status of Signs in Special Zones > 31.14.3	Oppose	That Rule 31.14.3 (signs for visitor accommodation) be amended as follows:  Signs for visitor accommodation <del>D</del> <u>C</u>											
OS93.51	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the general direction of the Te Pūtahi Ladies Mile Masterplan Variation is generally supported.											
OS93.52	Ladies Mile	Oppose	That incentives be included to encourage developers to provide higher density.											

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OS93.53	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the commercial precinct shown on the zoning plan be increased in size to extend for the entire length of the north-south Structure Plan Road, as well as further to the east, as shown on the plan included with this submission as Appendix A OR  That the rules be amended to enable greater flexibility for commercial, community and mixed-use activities within the residential precinct areas.
OS93.54	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the trigger for the construction of the underpass should be tied to the construction of the schools and playing fields and should be constructed when funding is allocated.
OS93.55	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the paper road should be zoned as either commercial or High Density Residential so that, if it is realigned as sought in the submission, it can be used for development through the usual resource consenting pathways.
OS93.56	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the extent of High Density Residential Zoning on Part Lot 1 DP 368875 is opposed and some provision should be made for stormwater disposal in this location.
OS93.57	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That all urban design (bulk and location) rules and standards are opposed.
OS93.58	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That alternative, consequential, or necessary amendments be made to the provisions to give effect to the issues set out in the Submission.
OS93.59	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and	Oppose	That Policy 49.2.5.5 is amended as follows:  <del>Avoid Visitor Accommodation and Residential Visitor Accommodation, consistent with the role of the Zone in providing for the needs of local residents.</del> <u>Visitor accommodation, residential visitor accommodation and homestays are enabled at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.</u>

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	policies > 49.2.5		
OS93.60	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.4 is amended as follows:  Encourage the use of pedestrian and cycling modes by:  a) ...  c) Discouraging private vehicle ownership and use by limiting onsite carparking via <u>not requiring car parking maximum rates</u> for residential office and retail activities;  d)...
OS93.61	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.5 is amended as follows:  <del>Avoid</del> <u>Only enable</u> development where specific transport infrastructural works have not been completed, <del>unless where</del> it can be demonstrated that <del>development will avoid</del> future and cumulative adverse effects from additional traffic movements, particularly at weekday daily peak periods, on State Highway 6 <u>resulting from development are mitigated or minimised, or;</u>  <u>Where it can be demonstrated that alternative temporary means of access and accommodation of bus stops can achieve similar outcomes.</u>
OS93.62	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7.12 is amended as follows:  Ensure built form achieves <u>a reasonable level of</u> privacy for occupants of the subject site and neighbouring residential sites and units, <del>including</del> through the use of building setbacks, offsetting windows from one another, screening, or other means, <u>while acknowledging that the development will be high and medium density in nature.</u>
OS93.63	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards >	Oppose	That Rule 49.5.17.2 (requiring that buildings achieve the minimum number of storeys where specified on the Structure Plan) be deleted.

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	Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17		
OS93.64	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance	Oppose	That Rule 49.5.18.2 be deleted (or amended as outlined in other submission points).

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	status > 49.5.18		
OS93.65	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	<p>That Rule 49.5.19.2 be amended as follows:</p> <div style="border: 1px solid black; padding: 10px;"> <p>49.5.19.2 In the High Density Residential <del>NCRD</del> Precinct, at least <del>20%</del>5% of the site area shall comprise permeable surface.</p> <p style="text-align: right;"><u>Discretion is restricted to external appearance and visual dominance of the building when viewed from the street.</u></p> </div>
OS93.66	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium	Oppose	<p>That Rule 49.5.19.3 (Landscaped permeable surface) be amended as follows:</p> <div style="border: 1px solid black; padding: 10px;"> <p>49.5.19.3 Each residential unit located on the ground floor shall include a minimum of <del>1 specimen tree (45L)</del> and 3m<sup>2</sup> of soft landscaping located between the road boundary and the front elevation of any building. <del>with</del> <u>a minimum of 1 specimen tree (45L) provided for every 20m of front elevation or part thereof.</u> RD</p> <p style="text-align: right;"><u>Discretion is restricted to external appearance and visual dominance of the building when viewed from the street.</u></p> </div>

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	Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19		
OS93.67	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status	Oppose	That Rule 49.5.26.1 (Building separation within sites) be deleted.
OS93.68	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That the Structure Plan (49.8) be amended such that the Collector Type A Road either results from the re-alignment of the paper road to the north, or is located over the existing paper road, which extends from the commercial precinct to Marshall Ave in the east.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

	Mile > 49.8 Structure Plan				
OS93.70	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Structure Plan - Building heights be amended such that the maximum building height within the red building height area be increased to a maximum of 32m (8 storeys).		
OS93.71	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.2	Oppose	That Rule 27.7.28.2 be amended as follows: <table border="1" data-bbox="716 553 1623 1024"> <tr> <td>27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.XX, except as set out in Rule 27.7.28.3 and for the following:  ....  <u>d. The location of the eastern portion of Collector Road Type A may be replaced by the existing paper road to the north.</u>  <u>e. The location and extent of the Community Park may be varied to provide higher quality urban design outcomes.</u></td> <td><u>NC D</u></td> </tr> </table>	27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.XX, except as set out in Rule 27.7.28.3 and for the following:  ....  <u>d. The location of the eastern portion of Collector Road Type A may be replaced by the existing paper road to the north.</u>  <u>e. The location and extent of the Community Park may be varied to provide higher quality urban design outcomes.</u>	<u>NC D</u>
27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.XX, except as set out in Rule 27.7.28.3 and for the following:  ....  <u>d. The location of the eastern portion of Collector Road Type A may be replaced by the existing paper road to the north.</u>  <u>e. The location and extent of the Community Park may be varied to provide higher quality urban design outcomes.</u>	<u>NC D</u>				
OS93.72	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules >	Oppose	That Rule 27.7.28.3 be amended as follows: <table border="1" data-bbox="810 1170 1818 1386"> <tr> <td><u>27.7.28.3 Subdivision of land within the Te Pūtahi Ladies Mile Zone for the Purpose of Creating Development super lots. Discretion is restricted to the matters contained in Rule 27.5.7;</u></td> <td><u>RD</u></td> </tr> </table>	<u>27.7.28.3 Subdivision of land within the Te Pūtahi Ladies Mile Zone for the Purpose of Creating Development super lots. Discretion is restricted to the matters contained in Rule 27.5.7;</u>	<u>RD</u>
<u>27.7.28.3 Subdivision of land within the Te Pūtahi Ladies Mile Zone for the Purpose of Creating Development super lots. Discretion is restricted to the matters contained in Rule 27.5.7;</u>	<u>RD</u>				

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	27.7.28 > 27.7.28.3		
OS93.73	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Structure Plan, 49.8, be amended such that the 20m Amenity Access Area along the State Highway frontage of the Submitter’s site (489 Frankton – Ladies Mile Highway, a 6.27 ha property legally described as Section 51, Part Section 45-46 and Part Section 50 Block III Shotover Survey District) is reduced to 10m.

## Simon Berry On Behalf of Winter Miles Airstream Limited

### Submitter 94

Original Submission No	Provision	Position	Summary
OS94.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Support	That the zone purpose is generally supported.
OS94.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the zone statement relating to the High Density Residential precinct should be broadened to allow for a range of typologies, including standalone residential units.
OS94.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That further smaller pockets of commercial zoning should be provided by amending the Commercial Precinct to not be standalone and the purpose statement amended to clarify that pockets of commercial zoning are integral to efficiently provide for ease of access, distribution and functionality of appropriate commercial activity.
OS94.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the minimum density is amended to 40 units per hectare.
OS94.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That 49.1 be amended as follows: <ul style="list-style-type: none"> <li>• The High Density Residential Precinct provides for <u>high density</u></li> </ul>

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<p><u>residential multi-unit</u> accommodation, to a density of at least <del>40</del> <u>60</u> units per hectare, in locations close to areas of public open space, future transportation links, and facilities;</p> <ul style="list-style-type: none"> <li>• The <u>primary</u> Commercial Precinct is centrally located within the Zone and provides a focal point for commercial activities and amenities to serve the resident community <u>while providing for smaller pockets of commercial activity</u>, while ultimately not undermining the role of the commercial areas at Frankton or the Queenstown Town Centre</li> </ul>
OS94.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That where the provisions refer to the implementation of the structure plan, there needs to be some ‘room to move’ around that with the wording amended from “consistent with” to “in general accordance with”. This is requested throughout the provisions.
OS94.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That 49.2.1.1 be amended as follows: Require that development is <u>in general accordance</u> <del>consistent</del> with the Structure Plan to ensure the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, and walkway / cycleway routes.
OS94.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That where “affordability” is referred to in the policy, it needs to be clear what mechanism is expected to achieve this. If this is not clear, references to affordability should be removed.
OS94.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That 49.2.2 is considered for amendment.
OS94.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That 49.2.21 be amended to ensure that 499 Frankton – Ladies Mile Highway (legally described as Lot 2 DP 359142) is not unreasonably restricted by density limits by reducing the density to a minimum of 40 units per ha.
OS94.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and	Oppose	That 49.5.16 be amended to remove the exclusions for gross developable area.

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	the High Density Residential Precinct Non-compliance status > 49.5.16		
OS94.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That policy 49.2.2.1b be amended as follows: b. avoiding development that does not achieve the residential densities required in each Precinct, and <u>managing</u> <del>avoiding</del> lower density housing typologies including single detached residential units.
OS94.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That High Density Residential Precinct should allow for a variety of housing typologies that does not preclude stand alone homes.
OS94.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That policy 9.2.2.2 be amended as follows: Within the High Density Residential Precinct, require a high density of residential units that are well designed for <u>a range of housing typologies</u> , including terraced housing, multi-storey townhouses and apartment living typologies, set within attractive landscaped sites, along with key parks and open spaces, and public transport routes
OS94.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That provision be made for small areas of commercial present to be established by amending Objective 49.2.3 as follows: The Commercial Precincts <u>are</u> <del>is</del> -compact, convenient and accessible for meeting the needs of local residents.
OS94.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Support	That 49.2.5 be retained as notified.
OS94.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That policy 49.2.5.2 be amended as follows: Limit commercial activities in the residential precincts to a scale that maintains the primacy of the Commercial Precinct for these activities, supports the social and economic well-being of the local community, and avoids <u>or mitigates</u> adverse effects on residential amenity.
OS94.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That policy 49.2.5.4 be deleted.
OS94.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.5 be amended as follows: Avoid Visitor Accommodation and <u>manage the effects of Residential Visitor Accommodation</u> , consistent with the role of the Zone in providing for the needs of local residents.

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OS94.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Objective 49.2.6 be amended as follows:  <del>Traffic generating activity Development</del> in the Zone minimises the generation of <del>additional-significant</del> vehicle trips along State Highway 6, and reduces, <del>as far where as</del> practicable, vehicle trips along State Highway 6 generated by the adjoining residential areas at Ladies Mile.</p>
OS94.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That 49.2.6.2 be amended as follows:</p> <p><del>Enable Require</del> the integration of the Zone with the adjoining residential areas at Ladies Mile and State Highway 6 by:</p> <ol style="list-style-type: none"> <li>a. Strategically locating intersections at key points on State Highway 6 and Lower Shotover Road;</li> <li>b. <del>Locating Requiring</del> multiple pedestrian and cycle crossings of State Highway 6, Lower Shotover Road and Howards Drive at locations that support integration with public transport within walking distance of residential areas; and</li> <li>c. Providing for new road connections that enable access to bus services.</li> </ol>
OS94.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Policy 49.2.6.3 be amended as follows:</p> <p><del>Enable Provide for</del> efficient and effective public transport through:</p> <ol style="list-style-type: none"> <li>a. Requiring higher residential densities within the Zone north of State Highway 6;</li> <li>b. Ensuring road widths and configurations are consistent with their efficient utilisation as bus routes;</li> <li>c. Discouraging private vehicle <del>ownership and</del> use by limiting onsite carparking via maximum rates for residential, office, retail and education activities <u>commensurate to the timing of the demands generated by those activities</u>;</li> <li>d. Limiting on-street parking; and e. Requiring transport infrastructural works related to public transportation to be in place prior to development.</li> <li>e. Requiring transport infrastructural works relating to public</li> </ol>

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			transportation to be in place prior to development <u>that generates significant traffic effects.</u>
OS94.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That it should be made clear that providing a pedestrian underpass is not the only way of providing a crossing of the state highway.
OS94.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.4 be amended as follows: Encourage the use of pedestrian and cycling modes by: a. Requiring high-quality, well connected, integrated and legible walking and cycling routes and linking to existing routes outside the Zone; b. <del>Preferring the provision of an underpass for the Key Crossing indicated on the Structure Plan;</del> c. Discouraging private vehicle ownership and use by limiting onsite carparking via maximum rates for residential office and retail activities <u>commensurate to the timing of the demands generated by those activities;</u> d. Requiring minimum cycle parking to be provided onsite for commercial, educational and residential activities; and e. Enhancing active travel experiences by requiring adjacent development to integrate with the Key Crossing shown on the Structure Plan and by providing high-quality recreation spaces along routes.
OS94.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That the Policy 49.2.6.5 be amended to enable development without commitment to transport upgrades.
OS94.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That 49.2.6.5 be amended as follows: <del>Avoid-Manage</del> development where specific transport infrastructural works have not been completed, unless <del>the it can be demonstrated that development will avoid future and cumulative</del> adverse effects

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			from additional traffic movements, particularly at weekday daily peak periods, on State Highway 6, <u>can be accommodated.</u>
OS94.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	That Policy 49.2.7.9 be amended to be more flexible.
OS94.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	That policy 49.2.7.9 be amended as follows; <u>Enable</u> <del>Require</del> high quality building and site design that promotes and supports neighbourhood amenity values, reflects the highly visible location close to the state highway, and that is appropriate in the setting adjacent to the outstanding natural feature of Slope Hill.
OS94.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	That Policy 49.2.7.10 be amended to be more flexible.
OS94.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	That Policy 49.2.7.10 be amended as follows: In the Medium and High Density Residential Precincts and the Commercial Precincts, require that development responds to its context, with a particular emphasis on the following essential built form outcomes: a. achieving <del>high levels of</del> visual interest and avoiding blank or unarticulated walls or facades; b. achieving well-overlooked, activated streets and public open spaces, including by not dominating street edges with garaging, parking or access ways; c. achieving a variation and modulation in building mass, facades, materials and roof forms, <u>where appropriate</u> ; d. using well-designed landscaped areas to add to the visual amenity values of the development for residents or visitors, neighbours, and the wider public.
OS94.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > Medium and High Density Residential Precincts	Oppose	That 49.2.7.11 be amended to be more flexible.

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OS94.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > Medium and High Density Residential Precincts	Oppose	That Policy 49.2.7.11 be amended as follows: Apply recession plane, building height, yard setback and site coverage controls as the primary means to <u>manage</u> <del>of ensuring a minimum level of</del> outlook, sunshine and light access, while <u>enabling</u> <del>acknowledging</del> that through an application for land use consent an outcome more <u>appropriate</u> <del>superior</del> to that likely to result from strict compliance with the controls <u>may arise</u> <del>may well be identified</del> .
OS94.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That the activity status of Rule 49.4.4 be amended to controlled.
OS94.34	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That Rule 49.4.4 be amended as follows: <del>Two</del> <u>Five</u> or more residential units ...
OS94.35	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.5	Oppose	That Rule 49.4.5 be deleted.
OS94.36	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	That Rule 49.4.7 be deleted.
OS94.37	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.8	Support	That Rule 49.4.8 be retained as notified.
OS94.38	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.8	Oppose	That the activity status of Rule 49.4.8 be amended to permitted.
OS94.39	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.22	Oppose	That the activity status of Rule 49.4.22 be amended to discretionary.
OS94.40	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.35	Oppose	That Rule 49.4.35 is opposed.
OS94.41	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.15	Oppose	That Rule 49.5.15 be amended as follows: Development shall be <u>consistent in general accordance</u> with the structure plan...
OS94.42	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and	Oppose	That the provisions be amended to zone the land encompassing Collector Type A as legal road and provide for a land swap mechanism within the provisions.

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	the High Density Residential Precinct Non-compliance status > 49.5.15		
OS94.43	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That Rule 49.5.16 be amended to ensure that 499 Frankton – Ladies Mile Highway (Lot 2 DP 359142) is not unreasonably restricted in terms of density limits.
OS94.44	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That Rule 49.5.16 be amended to reduce the density to a minimum of 40 units per ha and remove the exclusion for gross developable area.
OS94.45	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	That Rule 49.5.18 be amended to reflect recession plan requirements for Tier 1 under the National Policy Statement for Urban Development.
OS94.46	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	That Rule 49.5.19.2 be amended to minimise the information requirements and provide a clear planning framework.
OS94.47	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	That Rule 49.5.19 be amended by removing the landscaping requirements on a "per site" basis where a site is located above ground level.
OS94.48	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2	Oppose	That Rule 49.5.21.2 be amended by changing the activity status to Restricted Discretionary.

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	Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.21		
OS94.49	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.33	Oppose	That Rule 49.5.33 be amended by excluding non-critical triggers, namely the following: - bus stops west of SH6 on both sides of the road - the pedestrian/cycle crossing on SH6.
OS94.50	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.6 Rules – Non-notification of Applications	Oppose	That Rule 49.6 be amended so that development compliant with the standards in the High Density Residential precinct should be provided non notified consenting process.
OS94.51	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That Rule 49.8 (Structure Plan) be amended to reflect the issues raised in this submission.
OS94.52	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.10 Rules – Non-Notification of Applications	Oppose	That 49.6 be amended so that development compliant with the standards in the High Density Residential precinct should be provided non notified consenting process.
OS94.53	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the urban rezoning of land along the northern side of Ladies Mile is supported insofar as it enables a higher density residential yield on 499 Frankton – Ladies Mile Highway (Lot 2 DP 359142) and surrounding properties.
OS94.54	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there should be a permitted activity regime enabling the development of a higher number of units on any given site.
OS94.55	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the trigger points related to transportation infrastructure be clarified in regard to the wording/terminology used as well as further refinement on the fundamental requirements.
OS94.56	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.6	Oppose	That Policy 27.3.24 be amended to clarify terminology and to refine matters fundamental for development.
OS94.57	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone	Oppose	That Policy 27.7.28.1(h) be amended to clarify terminology and to refine matters fundamental for development.

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	– Location Specific Rules > 27.7.28 > 27.7.28.1		
OS94.58	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation is amended so residential flats are recognised as an ancillary residential use.
OS94.59	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation be amended to support the establishment of a primary commercial precinct while refining the location of smaller scale commercial zoning across the Structure Plan, including the allowance of 5,000 sq m of commercial precinct on 499 Frankton – Ladies Mile Highway (Lot 2 DP 359142).
OS94.60	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the variation be amended to require development in the HDR precinct to be advanced without affected persons approval and without notification.
OS94.61	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the land encompassing the variation is rezoned to urban and to enable high density urban development with 5,000 square m of land located within 499 Frankton – Ladies Mile Highway (Lot 2 DP359142) in the commercial precinct.

## Charlie Evans

### Submitter 95

Original Submission No	Provision	Position	Summary
OS95.1	Ladies Mile	Support	That the proposed Variation is accepted in full.
OS95.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities	Support	That visitor accommodation should be non-complying in this zone, as notified.

## Ross Copland On Behalf of Ferry Hill Trust

### Submitter 96

Original Submission No	Provision	Position	Summary
OS96.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the masterplan is opposed.
OS96.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That the rezoning is supported if various specific changes are made to the Masterplan, the PDP, and Council Policies.</p> <p>Those changes cited in the submission relate to QLDC committing funding and applying a means of recouping costs sufficient to fund the construction and maintenance of the infrastructure upgrades; vesting (and zoning) of the land needed for the proposed secondary school and transport network improvements; vesting and/or acquisition by land developers for transport network improvements; various amendments and rezonings in the PDP to facilitate development and transport improvements; and various changes to council policies/rules relating to permitting units without resource consents, congestion charging when enabled by law, and applying for Tier 1 status under the National Policy Statement-Urban Development.</p>

## Philippa Crick

### Submitter 97

Original Submission No	Provision	Position	Summary
OS97.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed, citing concerns including those relating to traffic, landscape, infrastructure, and visual impact.

## Louise McQuillan

### Submitter 98

Original Submission No	Provision	Position	Summary
OS98.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That an expert review of the transport masterplan strategy be conducted.
OS98.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC work with government to pursue methods of opening up rental market housing, funding worker accommodation in Frankton and the town centre, and enabling fixed term tenancy termination rules for Queenstown.
OS98.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be declined, citing concerns relating to high density development, traffic, landscape character, affordable housing, stormwater and Lake Hayes water quality.

## Brett Giddens On Behalf of Corona Trust

### Submitter 99

Original Submission No	Provision	Position	Summary
OS99.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the Submitter supports the general intent of intensifying development along Ladies Mile Highway (SH6) with the consolidation of the higher density development on the northern side of the highway.
OS99.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed intensification of the land shown as Sub-Area H2 in the LDR precinct of the Zone is opposed.
OS99.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the land encompassing Sub-Area H2 is removed from the Variation.

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OS99.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the density of development sought to be enabled in this location is accommodated on the northern side of Ladies Mile Highway.
OS99.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That changes are made to the provisions of the Variation, including Structure Plans, to fully address the issues raised in this submission, including any consequential changes to the Variation or Proposed Queenstown Lakes District Plan that are necessary to achieve the outcomes raised in this submission.
OS99.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the zone purpose is updated to address the urban / rural living interface.
OS99.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the objectives and policies (including the addition of new policies) of proposed chapter 49 are amended in relation to a range of bulk and location controls to protect amenity values arising from development of the Sub-Area H2 of the LDR precinct, including on adjoining land outside of the zone.
OS99.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the rules relating to bulk and location controls on development of the Sub-Area H2 of the LDR precinct are amended by including a reduced building height of no more than 5.5m above current ground levels (9 June 2023) and increased building setback from the southern boundary to no less than 20m.
OS99.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the structure plans are amended to include the extension of the no build area along the southern boundary of the Sub-Area H2, include the landscape buffer within this no build area, and impose the 5.5m height limit over the area shown as Sub-Area H2 on the structure plan.
OS99.10	Ladies Mile > Variation to Chapter 4 Urban Development	Oppose	That the objectives and policies for chapter 4 (urban development) are amended to provide for the need to maintain and enhance amenity values of adjoining rural living environments.
OS99.11	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That Chapter 27 (subdivision and development) is amended, including the matters of discretion for Rule 27.7.28, to give effect to the changes requested in this submission.
OS99.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the ability for the Council to serve notice (limited notification), publicly notify or decline resource consent applications in Sub-Area H2 of the LDZ precinct is retained.

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OS99.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That further consequential relief necessary is provided to fully give effect and respond to the issues raised in this submission relating to the development and use of land in what is shown as Sub-Area H2 in the LDR precinct of the Zone.
OS99.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That “support integration” with the adjoining communities in 49.1 is supported and the rest of 49.1 is supported with amendments.
OS99.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the zone purpose is amended by adding: <u>A number of areas within the Zone directly adjoining existing communities, including rural living properties. The Zone seeks to protect those rural living interfaces, particularly adjoining Sub Area H2, and seeks to integrate with the other existing urban interfaces to the south.</u>
OS99.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That the objective is amended so it acknowledges that development needs to complement and integrate with adjoining urban and rural land uses as follows: Objective – Development complements and integrates with adjoining urban development at Te Pūtahi Ladies Mile and <del>development existing communities</del> south of State Highway 6.
OS99.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That a new proposed Policy 49.2.1.2 be inserted as follows:  <u>Policy 49.2.1.2 – Require that development in Sub Area H2 of the LDR precinct is managed by building setbacks and controls on built form and density to ensure that development integrates with the adjoining rural living environment and avoid adverse effects resulting from development occurring on the prominent terrace edge between the zones.</u>
OS99.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.4 be amended as follows: Avoid the establishment of activities that are not consistent with the amenity values of the Zone <u>and adjoining zones</u> , cause inappropriate environmental effects, and are more appropriately located in other zones.

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OS99.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Support	That Policy 49.2.5.5 be retained as it relates to Sub area H2.
OS99.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7 is supported with the following amendment: An attractive built environment that positively responds to streets and open spaces, provides a high level of residential and neighbourhood amenity, achieves high quality urban design outcomes, <u>and protects the amenity of adjoining rural living environments.</u>
OS99.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Support	That Policy 49.2.7.4 is supported as it relates to Sub Area H2.
OS99.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7.5 is supported with the following amendment: Ensure that outdoor storage areas and any carparking areas are appropriately located and screened to limit adverse visual effects and to be consistent with the amenity values of the Zone <u>and, where any outdoor area or car parking areas adjoin a rural living zone, the values of that zone.</u>
OS99.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7.8 is supported with the following amendment: In the Low Density Residential Precinct, ensure that the height, bulk and location of development maintains a low density suburban character and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy, and access to sunlight, <u>lack of dominance, and avoiding buildings breaking skylines and ridges.</u>
OS99.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That two new policies under Objective 49.2.7 are proposed as follows:  <u>Low Density Residential Precincts</u>  <u>Policy 49.2.7.14 - Ensure that the height, bulk and location of development maintains a low density suburban character and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy, access to sunlight, lack of dominance, and avoiding buildings breaking skylines and ridges.</u>

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			- <u>Policy 49.2.7.15 – Protect the interface between the urban LDR precinct and rural living interface by building restriction areas, building setbacks, bulk and location control of buildings and screening requirements for outdoor storage and car parking spaces, and enhance the interface with landscaping and open space.</u>
OS99.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.2	Oppose	That Rule 49.5.2 (building Height) be amended as follows: A maximum of 8m <u>except for Sub Area H2, which has a maximum of 5.5m.</u>
OS99.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.4	Support	That Rule 49.5.5 (Recession plane) be retained.
OS99.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.6	Oppose	That 49.5.6 be amended as follows: Minimum Building Setbacks 49.5.6.1 Minimum setback from road boundary: 4.5m 49.5.6.2 Setback from waterbodies: 7m 49.5.6.3 All other boundaries: 2m 49.5.6.4 In Sub-Area H1: Minimum setback from boundary with Sub-Area H2: 6m <u>49.5.6.4 In Sub-Area H2, minimum setback of 20m from the southern site boundary of the Zone.</u>
OS99.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.11	Support	That 49.5.11 be retained subject to other relief being adopted.

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OS99.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.12	Oppose	<p>That 49.5.12 is supported subject to the following amendment:  <b>Lighting and Glare</b>            49.5.12.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>49.5.12.2 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> <p><u>49.5.12.3 All exterior lighting in Sub-Area H2 shall be directed away from the southern boundary of the zone</u></p>
OS99.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.6 Rules – Non-notification of Applications	Support	That 49.6 is supported as it relates to Sub Area H2 of the LDR zone.
OS99.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the building restriction area on Sub Area H2 be extended along the southern boundary of the zone along the boundary of 53 Maxs Way, legally described as Lot 1 DP 325561 (the submitters land), with the exclusion of any buildings in this location.
OS99.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the landscape buffer in the Ladies Mile Structure Plan - General be extended along the southern boundary of the zone along the boundary of the submitter's land (53 Maxs Way, legally described as Lot 1 DP 325561) with a requirement that the strip be planted with a mixture of native vegetation that grow and/or are maintained to a height of no greater than 6m.
OS99.33	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.21	Oppose	<p>That Policy 4.2.2.21 be amended as follows:            Ensure that development within the Te Pūtahi Ladies Mile Zone provides for:            ...  <u>(g) maintenance and enhancement of amenity values of adjoining rural living environments.</u></p>

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OS99.34	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28	Oppose	That Rule 27.7.28 be amended as follows:  Subdivision of land within the Te Pūtahi Ladies Mile Zone  Discretion is restricted to: ... <u>(j) Within Sub-Area H2, the impact on properties to the south to ensure that effects arising from built form are avoided within the 20m setback/building restriction area and landscaping is included within this area to maintain and enhance amenity values.</u>
OS99.35	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.10 Rules – Non-Notification of Applications	Support	That 27.10 (Non notification of applications) is retained as it relates to Sub Area H2 of the LDR zone.
OS99.36	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.13 Structure Plans	Oppose	That the Te Pūtahi Ladies Mile Structure Plan - Building Heights be amended to show a 5.5m building height restriction of Sub Area H2 of the LDR precinct.

## Rachael Pull on Behalf of Te Rūnanga o Ngāi Tahu, Papatipu Rūnanga

### Submitter 100

Original Submission No	Provision	Position	Summary
OS100.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the intent of the variation is supported except for specific amendments or additions in this submission.
OS100.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Support	That the Zone Purpose is generally supported, particularly the description of how key Kāi Tahu values have informed the planning framework.

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OS100.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That appropriate and integrated management of stormwater, which responds to the Master Plan Guiding Principles for Stormwater Management, is given prominence as part of the Zone Purpose, the Structure Plan, and other provisions.
OS100.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the enhancement and protection of the Blue-Green Network (as promoted by Queenstown Lakes Spatial Plan Strategy 13 and the QLDC Parks and Open Spaces Strategy 2022) should be reflected in the Zone Purpose, and it should be broader than just provision of open space, to encompass ecological values.
OS100.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the first paragraph of the Zone purpose is amended as follows:  <del>The</del> Te Pūtahi Ladies Mile Zone implements...
OS100.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the 3rd paragraph of the Zone purpose is amended as follows: The Structure Plan guides subdivision and development within the Zone and sets out key roading connections, <u>an integrated system for appropriate stormwater management</u> , well connected and legible walking and cycling routes, and an open space network for recreation <u>and enhancement of ecological values</u> .
OS100.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That 49.1 (Zone Purpose) is amended by adding a new 6th paragraph as follows:  <u>Appropriate management of stormwater is a key consideration in developing Te Pūtahi Ladies Mile Zone. This must include stormwater management solutions that are integrated across the Zone, that mimic the natural water cycle, and that give effect to Te Mana o te Wai. These solutions must include attenuation and treatment and avoid direct discharges to important water bodies such as Waiwhakaata Lake Hayes, Kimiākau/Shotover River or the Kawarau River.</u>
OS100.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That an appropriate management of stormwater is included both in the Structure Plan and in this policy to achieve integrated and complementary development across the Zone.

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OS100.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That Policy 49.2.1.1 is supported with the following amendment:  Require that development is consistent with the Structure Plan to ensure the integrated, efficient and coordinated location of activities, primary roading, key intersections, <u>stormwater management</u> , open spaces, green and <u>blue</u> networks, and walkway / cycleway routes.
OS100.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	That the enhancement and protection of the Blue-Green Network (as per Queenstown Lakes Spatial Plan Strategy 13 and the QLDC Parks and Open Spaces Strategy 2022) should be reflected in the objectives and policies.
OS100.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Support	That the inclusion of provision of affordable homes as an outcome for the zone is supported.
OS100.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Support	That Policy 49.2.2 be retained as notified.
OS100.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That the enhancement and protection of the Blue-Green Network (as per Queenstown Lakes Spatial Plan Strategy 13 and the Parks and Open Spaces Strategy 2022) should be reflected in the objectives and policies.
OS100.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7 is supported with amendments as follows;  An attractive built and natural environment that positively responds to streets and open spaces, provides a high level of residential and neighbourhood amenity, achieves high quality urban design and <u>ecological</u> outcomes and <u>incorporates indigenous biodiversity in design</u> .
OS100.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7.3 is amended to be consistent with 'Manawhenua values' in Chapter 39 as follows: Acknowledge and celebrate the area's cultural heritage, including incorporating indigenous vegetation and reference to <del>tangata whenua</del> <u>Manawhenua</u> values, in the design of public and private spaces, where appropriate.

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OS100.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.8	Oppose	That the zone policy framework be amended to include a statement of direct policy intent as to how it will contribute to emissions reductions.
OS100.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.8	Oppose	That Objective 49.2.8 be amended as follows,  Development that supports resilience to, <u>and mitigation of</u> , the current and future effects of climate change <u>and contributes to an integrated approach to stormwater management</u> .  OR, alternatively, add new objectives and policies to respond to issues around emissions reductions and integrated stormwater management promulgated in Te Pūtahi Ladies Mile Masterplan.
OS100.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.8	Oppose	That Policy 49.2.8.2 be expanded to incorporate the approach to stormwater management promulgated in the Te Pūtahi Ladies Mile Masterplan.
OS100.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.4	Support	That Rule 49.5.4 (Landscape permeable surface coverage) be retained as notified, subject to inclusion of stormwater management in the Structure Plan.
OS100.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	That 49.5.19 be retained as notified, subject to inclusion of stormwater management in the Structure Plan.
OS100.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.52	Oppose	That 49.5.52 be retained as notified, subject to inclusion of stormwater management in the Structure Plan.
OS100.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low	Oppose	That Rule 49.5.12 (Lighting and Glare) be amended to include ecological impacts as a matter of discretion, as shown below:

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	Density Residential Precinct Non-compliance status > 49.5.12		RD Discretion is restricted to effects of light and glare on amenity values, the transportation network, <u>ecological health</u> and the night sky.
OS100.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.25	Oppose	That Rule 49.5.25 (Lighting and Glare) be amended to include ecological impacts as a matter of discretion, as shown below: RD Discretion is restricted to effects of light and glare on amenity values, the transportation network, <u>ecological health</u> and the night sky.
OS100.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.47	Oppose	That Rule 49.5.47 (Lighting and Glare) be amended to include ecological impacts as a matter of discretion, as shown below: RD Discretion is restricted to effects of light and glare on amenity values, the transportation network, <u>ecological health</u> , and the night sky.
OS100.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That new rules be added to stage development to integrate with the provision of stormwater infrastructure as shown in (to be added to) the Structure Plan.
OS100.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That the intent of assessment matter in 49.7.1.f is supported with an amendment linking to Kai Tahu values set out in 4.2.2.21 as follows:  Whether the development incorporates innovative design responses that are likely to create a benefit for the environment and contribute to the Kāi Tahu values set out in <u>Policy 4.2.2.21.f</u> , in the areas of...
OS100.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That 49.7.1.f be amended to strengthen the connection to Blue-Green Network outcomes as follows:  (ii) Supports indigenous biodiversity by providing a diversity of native vegetation species in the appropriate arrangement and

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			<u>location and considering the form and functioning of ecological corridors.</u>
OS100.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That the Stormwater Management Principles from the Masterplan form part of the assessment, either by reference from clause (iv) as shown below, or inclusion as an appendix to the Zone.  (iv) Includes the appropriate management of stormwater through water sensitive design and through the retention and treatment of stormwater, and integration with the stormwater network within the Zone, <u>and gives effect to the Guiding Principles for Stormwater Management set out in the Te Pūtahi Ladies Mile Masterplan.</u>
OS100.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That 49.8 be amended to incorporate an integrated stormwater management network in the Structure Plan, based on or similar to the April 2021 Masterplan version.
OS100.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That 49.8 (the Structure Plan) be amended to clarify how non-developable areas will act as ecological or blue-green corridors.
OS100.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 4.2.2.21 be amended as follows:  ...f. <del>Ngā Kai</del> Tahu values...
OS100.32	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24	Oppose	That the intent of the objective is supported but the range of functions that parks and open spaces will achieve needs expanding to include stormwater management and ecological functions.
OS100.33	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24	Oppose	That Objective 27.3.24 be amended as follows:  Urban development comprising a mix of medium and high density housing, commercial centres, schools, parks and open spaces for active and informal recreation, <u>along with acting as ecological corridors and areas for stormwater management</u> , and a network of walkways and cycleways, that: ...

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OS100.34	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.1	Oppose	That Policy 27.3.24.1 be amended as follows: Require that subdivision and development is undertaken in accordance with the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.19) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, <u>blue-green networks</u> , <u>stormwater management</u> and <u>walkway / cycleway routes</u> .
OS100.35	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.3	Oppose	That the intent of the policy is supported but the range of functions that open spaces will achieve needs expanding to include stormwater management and ecological functions.
OS100.36	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.3	Oppose	That Policy 27.3.24.3 be amended as follows:  Require a range of open spaces and facilities including: ... <u>e. areas that function as ecological corridors and stormwater management areas, as part of a wider blue-green network</u>
OS100.37	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.7	Support	That Policy 27.3.24.7 be retained as notified.
OS100.38	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	That changes to the matters of discretion in 27.7.28.1 are recommended to highlight the broader range of functions that open space networks should hold, and to ensure that water sensitive design is considered in the provision of stormwater infrastructure.
OS100.39	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	That Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) is amended as follows:  ii. Open spaces and <u>blue-green or ecological corridors</u> , and their intended function(s), including those open spaces <u>and blue-green corridors</u> required by the Structure Plan, Indicative Parks as shown on the Structure Plan, and any additional open spaces necessary to

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			serve the future needs of the site and the wider Sub Area; iii. Three waters infrastructure, including <u>the use of water sensitive design</u> , the retention and treatment of stormwater, and integration with the stormwater network within the Zone; ...
OS100.40	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.9 Assessment Matters for Resource Consents > 27.9.8 > 27.9.8.1	Support	That Assessment Matters 24.9.8.1 be retained as notified.
OS100.41	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.10 Rules – Non-Notification of Applications	Support	That 27.10(a) (non notification) be retained as notified.

## David Finlin

### Submitter 101

Original Submission No	Provision	Position	Summary
OS101.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the Variation is generally supported.
OS101.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Zoning, Height and Structure Plans be merged together to avoid any contradictions between the plans, citing a lack of clarity or inconsistencies relating to the future of the unformed road that extends to the north of the submitter's land (21 and 25 McDowell Drive legally described as Part Section 49 and 54, Block III, Shotover Survey District and Lot 1 DP475308).
OS101.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Structure Plan, Zoning Plan, and Height Plan be amended to extend the Medium Density Residential precinct zoning to include all of the land owned by the submitter to the east of the proposed extent of the Variation.
OS101.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Medium Density Residential Precinct located on the eastern side of the submitter's land (21 and 25 McDowell Drive legally

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			described as Part Section 49 and 54, Block III, Shotover Survey District and Lot 1 DP475308), (Sub Area G) be widened to a consistent width for the length of that boundary to ensure the land can be reasonably used and developed.
OS101.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.1(b) be amended by replacing the term 'avoid' at the commencement of the policy with 'promote' or 'encourage'.
OS101.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.2 be amended by replacing the term 'require' with 'encourage or enable'.
OS101.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.3 be amended by replacing the term 'require' with 'encourage or enable'.
OS101.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	That Policy 49.2.7.10 (a) be amended by adding the words '...that face a public pace or a private courtyard'.
OS101.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Open Space area in the northern corner of the submitter's land (21 and 25 McDowell Drive legally described as Part Section 49 and 54, Block III, Shotover Survey District and Lot 1 DP475308) be deleted from the Structure Plan, and that such open spaces be provided for through subsequent development proposals (Rule 49.5.15).
OS101.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That the non-complying activity status of Rule 49.5.16 (Density) is opposed.
OS101.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the term 'Gross Developable Area' be included within the Definitions chapter of the Plan rather than forming part of the rule.
OS101.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Oppose	That the Non-Complying Rule 49.5.17.1 (Buildings shall not exceed the maximum number of storeys shown on the Structure Plan) is opposed.

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OS101.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Oppose	That the Restricted Discretionary Rule 49.5.17.2 (Buildings shall achieve the minimum number of storeys where specified on the Structure Plan) is opposed.
OS101.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That, in relation to Rule 49.5.17 and the Structure Plan, the Structure Plan should be amended to include reference to building height limits, as opposed to a separate plan, noting that the Building Height plan contains references to minimum and maximum storey overlays but these notations are not referenced in the objectives, policies, or rules.
OS101.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	That Rule 49.5.18 (Recession planes) not apply to the proposed Medium Density Residential precinct located at the eastern end of the Variation area (Sub Area G).
OS101.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any provision of open space is fairly identified.
OS101.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any similar, alternative, consequential, and/or other relief as necessary be made to address the issues raised in the submission.
OS101.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That if the land that is located to the east of the Variation that is within the submitter's ownership is not included in the Medium Density Residential precinct, then that land should offset all open space reserve requirement for development of the remainder of the submitters land.

## Alexander Reid

### Submitter 102

Original Submission No	Provision	Position	Summary
OS102.1	Ladies Mile	Support	That the zoning proposed by the variation is supported, as notified.
OS102.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That recession plane rules be implemented between the zonings, specifically noting the need for a recession plane on the high density residential precinct, where it adjoins the medium density residential precinct.
OS102.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the current Outstanding Natural Landscape line be moved up from the base of Slope Hill by approximately 10 - 50 m.
OS102.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That, in relation to buildings in the vicinity of the outstanding natural landscape line, height be controlled by a parallel line drawn at the average slope of development on the adjoining land.

## Kristy Rusher On Behalf of Tim Allan

### Submitter 103

Original Submission No	Provision	Position	Summary
OS103.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the residential intensification of the Ladies Mile, comprising a range of residential densities, is supported.
OS103.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That the provisions be amended to provide for a mix of lot sizes and a density of one dwelling per 250m <sup>2</sup> in Low Density Residential Precinct-H2.
OS103.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That the provisions requiring that development is limited or stopped until infrastructure is constructed be deleted.

## Rodney Albertyn On Behalf of Waka Kotahi NZ Transport Agency

### Submitter 104

Original Submission No	Provision	Position	Summary
OS104.1	Ladies Mile	Support	That the proposal is supported in principle as the vision and principles set out in the Transport Strategy are consistent with the outcomes sought by Waka Kotahi.
OS104.2	Ladies Mile > Variation to Chapter 4 Urban Development	Oppose	That policy 4.2.2.21c is amended to read as follows:  "A landscaped treatment of the edge of adjoining State Highway 6 to increase amenity for both road users and adjoining residential areas;"
OS104.3	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That Policy 27.3.24.6 (is amended to read as follows:  "Avoid development where specific transport infrastructural works in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 have not been completed, <del>unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements on State Highway 6.</del> "
OS104.4	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Support	That rule 27.7.28.1h is supported.
OS104.5	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That Rule 27.7.28.2c (Subdivision that is inconsistent with Structure Plan) is amended as follows;  "The location of the key Crossing shown on the Structure Plan may be varied by up to <del>30m</del> 40m."
OS104.6	Ladies Mile > Variation to Chapter 27	Oppose	That rule 27.7.28.3 be removed.

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OS104.7	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Support	That rule 27.9.8.1c(f) is supported.
OS104.8	Ladies Mile > Variation to Chapter 29 Transport	Oppose	That Rule 29.5.25.1 (uncovered carparking within the Te Pūtahi Ladies Mile Zone) is amended to be less ambiguous, and that a link be provided between this rule and Rule 29.5.12A (Maximum Parking Requirements) to clarify that the uncovered parking in front of residential units' limits is not additional to that required by Rule 29.5.12A.
OS104.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That Policy 49.2.2.4 is supported.
OS104.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Policy 49.2.5.1 b is amended to read; "...the efficient provision of vehicle access and the <u>provision of minimal carparking.</u> "
OS104.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That Policy 49.2.5.5 is supported.
OS104.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That Objective 49.2.6 is supported.
OS104.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That Policy 49.2.6.3 c is supported.
OS104.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Policy 49.2.6.5 is amended to read; "Avoid development where specific transport infrastructural works have not been completed, <del>unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements, particularly at weekday daily peak periods on State Highway 6.</del> "

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OS104.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.10 (Staging development to integrate with transport infrastructure) is amended to read;</p> <p><b>Sub-Area H1</b> – <u>Safe</u> pedestrian/cycle crossing <del>across</del> of State Highway 6 west of Stalker Road intersection.</p> <p><b>Sub-Area H2</b> – <u>Safe</u> pedestrian/cycle crossing <del>across</del> of State Highway 6 west of Stalker Road intersection</p>
OS104.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.33 (Staging development to integrate with transport infrastructure) is amended to read as follows:</p> <p><b>"Sub-Area B</b> – <u>Safe</u> pedestrian/cycle crossing of State Highway 6 west of Stalker Road intersection</p> <p><b>Sub-Area C</b> – <u>Appropriately upgraded</u> intersection on State Highway 6 at Howards Drive.</p> <p><b>Sub-Area E</b> – <u>Safe</u> pedestrian/cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/-40m)</p> <p><b>Sub-Area G</b> – <u>Safe</u> pedestrian/cycle crossing of State Highway 6 west of the Eastern Roundabout"</p>
OS104.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.37c (Development shall be consistent with the Structure Plan) is amended to read;</p> <p>"...the location of the Key Crossing shown on the Structure Plan may be varied by up to <del>30m</del>40m."</p>
OS104.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.50 (Staging development to integrate with transport infrastructure) is amended to read:</p> <p><b>Sub-Area J</b> – <u>Appropriately upgraded</u> intersection on State Highway 6 at Howards Drive.</p> <p><b>Sub-Area D</b> – <u>Safe</u> pedestrian/cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/-40m)</p>

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OS104.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That Assessment Matter 49.7.2 is supported.
OS104.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That 49.8 (Structure Plan) notes that the Structure Plan is indicative only.
OS104.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That State Highway 6 - illustrative Section and Plan should be clear that the cross section within the existing SH6 boundaries are indicative only.
OS104.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Fully Developed Public Transport Networks in the Master Plan be amended as follows;  “ <del>Signalised at grade</del> <u>Crossings of</u> <del>across</del> SH6 to provide safe access to bus stops”.  The Key on the right hand side of this page should also be amended to read as follows:  “ <del>Signalised Pedestrian Crossings</del> <u>Safe pedestrian access across SH6</u> ”
OS104.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That Rule 49.5.9 is amended to read:  <div style="border: 1px solid black; padding: 10px;"> <p>Road noise – State Highway</p> <p>Any new <u>or altered</u> <del>residential building or</del> buildings containing Activities Sensitive to Road Noise located within <u>100 metres</u> <del>a. 80 metres</del> of the boundary of a State Highway <del>with a speed limit of 70km/h or greater; or</del></p> <p><del>b. 40 metres of the boundary of a State Highway with a speed limit less than</del></p> <p><del>70 km/h</del> shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed <u>the values set out in Table X 40 dB LAeq(24h)</u> <del>for all habitable spaces including bedrooms.</del></p> </div>

<b>Table X</b>	
<b>Occupancy/activity</b>	<b>Maximum road noise level <math>L_{Aeq}(24h)</math></b>
<i><u>Building type: Residential</u></i>	
<u>Sleeping spaces</u>	<u>40 dB</u>
<u>All other habitable rooms</u>	<u>40 dB</u>
<i><u>Building type: Education</u></i>	
<u>Lecture rooms/theatres, music studios, assembly halls</u>	<u>35 dB</u>
<u>Teaching areas, conference rooms, drama studios, sleeping areas</u>	<u>40 dB</u>
<u>Libraries</u>	<u>45 dB</u>
<i><u>Building type: Health</u></i>	
<u>Overnight medical care, wards</u>	<u>40 dB</u>
<u>Clinics, consulting rooms, theatres, nurses' stations</u>	<u>45 dB</u>
<i><u>Building type: Cultural</u></i>	
<u>Places of worship, marae</u>	<u>35 dB</u>
<p><u>A report shall be submitted by a suitably qualified and experienced person to the council demonstrating compliance with this rule prior to the construction or alteration of any building containing an Activity Sensitive to Road Noise. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.</u></p> <p><u>If windows must be closed to achieve the design noise levels in Table X, the building is designed, constructed and maintained with a mechanical ventilation system that:</u></p>	

			<p>a. <u>For habitable rooms for a residential activity, achieves the following requirements:</u></p> <ul style="list-style-type: none"> <li>i. <u>Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u></li> <li>ii. <u>is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></li> <li>iii. <u>provides relief for equivalent volumes of spill air; and</u></li> <li>iv. <u>provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></li> <li>v. <u>does not generate more than 35 dB L<sub>Aeq(30s)</sub> when measured 1 metre away from any grille or diffuser.</u></li> </ul> <p>b. <u>For other spaces, is as determined by a suitably qualified and experienced person.</u></p>	
OS104.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.32 is amended to read as follows;</p> <p>Road noise – State Highway-6</p> <p>Any new <u>or altered residential building</u> or buildings containing Activities Sensitive to Road Noise located within <u>100 metres</u> <del>a. 80 metres</del> of the boundary of <u>a State Highway 6</u> <del>with a speed limit of 70km/h or greater; or</del></p> <p><del>b. 40 metres of the boundary of State Highway 6 with a speed limit less than</del></p> <p><del>70 km/h</del> shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed <u>the values set out in Table X 40 dB LAeq(24h)</u> <del>for all habitable spaces including bedrooms.</del></p>	

<b>Table X</b>	
<b>Occupancy/activity</b>	<b>Maximum road noise level <math>L_{Aeq(24h)}</math></b>
<i><u>Building type: Residential</u></i>	
<u>Sleeping spaces</u>	<u>40 dB</u>
<u>All other habitable rooms</u>	<u>40 dB</u>
<i><u>Building type: Education</u></i>	
<u>Lecture rooms/theatres, music studios, assembly halls</u>	<u>35 dB</u>
<u>Teaching areas, conference rooms, drama studios, sleeping areas</u>	<u>40 dB</u>
<u>Libraries</u>	<u>45 dB</u>
<i><u>Building type: Health</u></i>	
<u>Overnight medical care, wards</u>	<u>40 dB</u>
<u>Clinics, consulting rooms, theatres, nurses' stations</u>	<u>45 dB</u>
<i><u>Building type: Cultural</u></i>	
<u>Places of worship, marae</u>	<u>35 dB</u>
<p><u>A report shall be submitted by a suitably qualified and experienced person to the council demonstrating compliance with this rule prior to the construction or alteration of any building containing an Activity Sensitive to Road Noise. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.</u></p> <p><u>If windows must be closed to achieve the design noise levels in Table X, the building is designed, constructed and maintained with a mechanical ventilation system that:</u></p> <p><u>c. For habitable rooms for a residential activity, achieves the following requirements:</u></p>	

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			<p><u>vi Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u></p> <p><u>vii.is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p><u>viii. provides relief for equivalent volumes of spill air; and</u></p> <p><u>ix. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></p> <p><u>x. does not generate more than 35 dB L<sub>Aeq(30s)</sub> when measured 1 metre away from any grille or diffuser.</u></p> <p><u>d. For other spaces, is as determined by a suitably qualified and experienced person.</u></p>
OS104.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That Rule 49.5.46 is amended to read as follows;</p> <p>Road noise – State Highway-6</p> <p>Any new <u>or altered residential building</u> or buildings containing Activities Sensitive to Road Noise located within <u>100 metres</u> <del>a. 80 metres</del> of the boundary of <u>a State Highway 6</u> <del>with a speed limit of 70km/h or greater; or</del></p> <p><u>b. 40 metres of the boundary of State Highway 6 with a speed limit less than</u></p> <p><u>70 km/h</u> shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed <u>the values set out in Table X</u> <del>40 dB L<sub>Aeq(24h)</sub> for all habitable spaces including bedrooms.</del></p> <p><b><u>Table X</u></b></p>

Occupancy/activity	Maximum road noise level $L_{Aeq(24h)}$
<i>Building type: Residential</i>	
Sleeping spaces	40 dB
All other habitable rooms	40 dB
<i>Building type: Education</i>	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios, sleeping areas	40 dB
Libraries	45 dB
<i>Building type: Health</i>	
Overnight medical care, wards	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
<i>Building type: Cultural</i>	
Places of worship, marae	35 dB
<p>A report shall be submitted by a suitably qualified and experienced person to the council demonstrating compliance with this rule prior to the construction or alteration of any building containing an Activity Sensitive to Road Noise. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.</p>	
<p>If windows must be closed to achieve the design noise levels in Table X, the building is designed, constructed and maintained with a mechanical ventilation system that:</p>	
<p>e. For habitable rooms for a residential activity, achieves the following requirements:</p>	
<p>xi. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</p>	

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			<p><u>xiii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p><u>xiv. provides relief for equivalent volumes of spill air; and</u></p> <p><u>xiv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></p> <p><u>xv. does not generate more than 35 dB L<sub>Aeq(30s)</sub> when measured 1 metre away from any grille or diffuser.</u></p> <p><u>f. For other spaces, is as determined by a suitably qualified and experienced person.</u></p>
OS104.26	Ladies Mile > Variation to Chapter 29 Transport	Oppose	<p>That Rule 29.5.12A (Maximum Parking Requirements) is amended to read as follows:</p> <p>Residential activity -</p> <p>...</p> <p>3 <u>or more</u> bedrooms - 1.5 spaces.</p> <p>4 <u>or more</u> bedrooms – 2 spaces.</p> <p>The matter of discretion</p> <p>a. <del>The adequacy of parking for the activity.</del></p>
OS104.27	Ladies Mile	Oppose	That all consequential changes are made, as necessary to give effect to the relief sought.
OS104.28	Ladies Mile	Oppose	That further engagement with Council is required on ways that staging infrastructure rules to deliver intersections to the State Highway, could be improved and for additional requisite transport infrastructure to be incorporated into the provisions.
OS104.29	Ladies Mile	Support	That further discussion with Council is required around the findings and recommendations of an audit to investigate how modelling has been used to support the Transport Strategy.
OS104.30	Ladies Mile	Oppose	That further discussion with Council is required regarding Council's capacity to deliver core wastewater and water supply to Ladies Mile, which impact development timeframes, aligning this infrastructure with corridor improvements and the structure plan is beneficial.

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OS104.31	Ladies Mile	Oppose	That further discussion is required with Council around "as the crow flies" measurements of distance in the Transport Strategy regarding mode shift as these measurements are not in line with best practice.
OS104.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That internal collector roads as per the Structure Plan should be of a standard to accommodate public transport should they be needed for these services in the future.
OS104.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the following improvements with regard to safety would be required to facilitate the development envisaged by the Structure Plan.  -Howards Drive Roundabout  -Grade-separated crossing points (Howards Drive and Stalker Road vicinity) for pedestrians to achieve cross highway access to buses and schools and wider community.  -Shared path connections along the highway and to the underpasses linking to the wider network.  -Adequate bus stops on the highway.
OS104.34	Ladies Mile	Oppose	That an assessment of the performance of the roundabouts along State Highway 6 be undertaken, including the extent to which Ladies Mile traffic may impact on through traffic and Shotover Country and Lake Hayes Estate traffic at peak times.
OS104.35	Ladies Mile	Oppose	That an evening survey of State Highway westbound traffic to provide an indication of evening peak congestion is recommended.
OS104.36	Ladies Mile	Oppose	That further discussion with Council is required to provide clarity around how much on-street carparking is being provided.

## Maree Baker-Galloway on Behalf of Maryhill Limited

### Submitter 105

Original Submission No	Provision	Position	Summary						
OS105.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the general intention of the Variation to master-plan the rezoning of Te Pūtahi Ladies Mile is supported.						
OS105.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any consequential or alternative relief be granted as necessary in order to address the issues set out in this submission.						
OS105.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct	Oppose	<p>That Rule 49.5.33 (Staging development to integrate with transport infrastructure) be amended as follows OR otherwise amended based on alternative infrastructure or development triggers for those areas that may be determined through evidence:</p> <p>49.5.33 Staging development to integrate with transport infrastructure.</p> <p>...</p> <table border="1"> <thead> <tr> <th>Sub-Area</th> <th>Transport infrastructural works</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Intersection on State Highway 6 at Howards Drive *</td> </tr> <tr> <td>E</td> <td>Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6) *</td> </tr> </tbody> </table>	Sub-Area	Transport infrastructural works	C	Intersection on State Highway 6 at Howards Drive *	E	Bus stops on State Highway 6, west of Howards Drive intersection (one on each side of the State Highway 6) *
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	Non-compliance status > 49.5.33		<table border="1"> <tr> <td></td> <td> <p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)*</p> <p>*to be completed upon the occupation of 400 dwelling equivalents across sub areas B, C &amp; E.</p> </td> </tr> </table>		<p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)*</p> <p>*to be completed upon the occupation of 400 dwelling equivalents across sub areas B, C &amp; E.</p>
	<p>Pedestrian/ cycle crossing of State Highway 6 east of Howards Drive intersection at the location shown on the Structure Plan as Key Crossing (+/- 40m)*</p> <p>*to be completed upon the occupation of 400 dwelling equivalents across sub areas B, C &amp; E.</p>				
OS105.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That public transport providers be required to ensure a reliable, frequent and convenient public transport service, and corresponding infrastructure, in order to facilitate a modal shift.		
OS105.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions be amended to create greater flexibility for commercial, community, and other non-residential activities throughout the HDR precinct so as to allow flexibility in design for apartment style typologies, including housing seasonal staff, offices, and gyms.		
OS105.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the boundary and classification of the lower flanks of Slope Hill Outstanding Natural Feature be amended, noting this Outstanding Natural Feature is yet to be tested through the separate proposed landscape schedules process.		
OS105.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the developable land outside of the amended boundary of the Slope Hill Outstanding Natural Feature be included in the Masterplan and/ or rezoned for rural lifestyle or residential purposes as a transition or buffer to the residual farm land.		
OS105.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Urban Growth Boundary and Variation Structure Plan boundary be amended to align with the amended Slope Hill Outstanding Natural Feature boundary.		
OS105.11	Ladies Mile > Chapter 49 Te Putahi	Oppose	That the policies requiring strict adherence to the Structure Plan are opposed		

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	Ladies Mile > 49.2 Objectives and policies		
OS105.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That greater flexibility be allowed for in the design, size, and location of the public park within Sub Area C and otherwise allow flexibility to create smaller and more dispersed parks to assist in managing stormwater if a significant single park is to be pursued.
OS105.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That some limited commercial activity be enabled within Sub-Area E (which is located in the south part of Lot 7 DP 463532 near the base of Slope Hill and is identified in Appendix D of the submission) for the establishment and use of a storage facility/ Storage Zone.
OS105.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That a potential location for a school zoning/ education area be identified/ indicated within Sub-Area C or otherwise provided for through enabling policy support. An indicative school site is shown on the north side of the State Highway in Appendix E of the submission.
OS105.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the boundary between the Glenpanel precinct and HDR precinct, Sub-Area C be amended in an easterly direction in the south-west corner of Lot 7 DP 463532 and as shown in Appendix F of the submission to reflect recent boundary changes approved by RM220050.
OS105.17	Ladies Mile > Chapter 49	Oppose	That the provisions be amended to enable greater flexibility to ensure the developments are responsive to community demand, whilst encouraging a modal shift.

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	Te Putahi Ladies Mile		
OS105.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the building and urban design standards be simplified in order to ensure the TPLM land is able to be developed efficiently and effectively.
OS105.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status	Oppose	That, in addition to the specific amendments requested to Table 2 with respect to height, residential density, non-compliance activity statuses set out in Appendix B of the submission, all standards in Table 2 (Standards for activities located in the MDR Precinct and the HDR Precinct relating to building form and design outcomes), which are additional to, or more restrictive than, the Medium Density Residential Standards (in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021) are opposed in part unless justified by further evidence and Section 32 assessment.
OS105.20	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That the subdivision regime be simplified through concise objectives, policies, and assessment matters, which seek to achieve an integrated and high quality mixed urban/ residential outcome for the Structure Plan area.

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OS105.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions and Structure Plan are amended in order to ensure the rezoning anticipates a realistic and feasible density and height outcome for residential development that will encourage a 'modal shift'.
OS105.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions and Structure Plan are amended in order to promote the development of alternative modes of transportation (other the private vehicle usage) to complement the increased residential density enabled within the zone.
OS105.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions and Structure Plan are amended in order to ensure that the requirements for infrastructure upgrades are realistic and proportionate to the development proposed, allowing for appropriate levels of development to occur prior to construction, and ensuring that stormwater is managed appropriately across the Zone to avoid stormwater runoff impacting adjacent landowners.
OS105.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions and Structure Plan are amended in order to ensure that the affordable housing and development contribution requirements, if any, are determined through this Variation and withdrawn from the Inclusionary Housing variation, and that these provisions are realistic and equitable, taking into account the common infrastructure and community asset land indicated in the Structure Plan, such as to not dissuade affordable and efficient development of the land.
OS105.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the provisions and Structure Plan are amended to include methods by which the Structure Plan restrictions on development, including infrastructure areas, protected trees, parks, amenity access areas, and recreation, are to be equitably offset/ compensated with landowners.
OS105.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the Zone purpose be amended as follows:  49.1 Zone Purpose  The Te Pūtahi Ladies Mile Zone implements the Spatial Plan and Te Pūtahi Ladies Mile Masterplan by providing a planning framework designed to achieve an integrated urban environment. The purpose of the Zone is to ensure efficient use of land for the provision of housing <u>and supporting community and commercial facilities</u> , within an integrated, well- functioning, and self-sustaining urban community <u>that integrates with nearby zones.</u> , <del>that is inclusive of communities in nearby zones.</del>  ...

		<p>The Zone enables <del>high mixed</del> residential densities to ensure <del>the an most</del> efficient use of the land, while promoting reduction in reliance on private vehicle trips through the provision, within the Zone, of commercial, recreational, education and other activities for residents within the Zone as well as residents in nearby zones.</p> <p>Access to State Highway 6 is limited to key points, for safety and efficiency of the highway, and the access links with the south side of the highway promotes integration with the nearby established residential communities. The provision of transport infrastructural works, including public transport infrastructure, prior to <u>prescribed levels of development</u> is key to avoiding adverse effects from increased private vehicle trips on State Highway 6 through shifts to other transport modes. <del>Private vehicle ownership is discouraged by maximum carparking rates.</del></p> <p>...</p> <p>To achieve the Zone purpose, the Zone provides for a range of residential densities and land use activities across six Precincts identified on the Planning Maps. The purpose of each Precinct is:</p> <p>To achieve the Zone purpose, the Zone provides for a range of residential densities and land use activities across six Precincts identified on the Planning Maps. The purpose of each Precinct is:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• The Medium Density Residential Precinct provides for a range of housing typologies including terrace, semi-detached, <u>detached</u>, duplex, and townhouses on the north side of State Highway 6, to <del>a</del> <u>enable an average</u> density of <del>at least</del> 40 units per hectare, within easy walking distance to facilities;</li> <li>• The High Density Residential Precinct provides for multi-unit accommodation, to <del>a</del> <u>enable an average</u> density of <del>40 at least 60</del> units per hectare, in locations close to areas of public open space, future transportation links, and facilities;</li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>• <u>The Zone provides a transition of development from urban to rural lifestyle and rural residential on the lower flanks of Slope Hill to integrate development into its landscape setting.</u></li> </ul>
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OS105.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Oppose	<p>That Policy 49.2.1.1 be amended as follows:</p> <p><del>49.2.1.1 Require that</del> <u>Encourage</u> development <del>is that is generally consistent with, or complimentary to,</del> <u>with</u> the Structure Plan to <del>ensure the</del> <u>achieve</u> integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, and walkway / cycleway routes.</p>
OS105.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	<p>That Policy 49.2.2.1 be amended as follows:</p> <p>49.2.2.1 Within the Medium and High Density Residential Precincts:</p> <p>a. Promote affordability and diversity of housing by maximising choice for residents through encouraging a range of residential typologies, unit sizes and bedroom numbers.</p> <p>b. <del>Avoiding development that does not achieve the</del> <u>Encourage greater</u> residential densities <del>where feasible required in each Precinct, and avoiding low density housing typologies including single detached residential units.</del></p>
OS105.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	<p>That Policy 49.2.2.2 be amended as follows:</p> <p>49.2.2.2 Within the High Density Residential Precinct, <del>require a</del> <u>encourage</u> high density of residential units that are well designed for terraced housing, multi-storey townhouses and apartment living typologies, set within attractive landscaped sites, along with key parks and open spaces, and public transport routes</p>
OS105.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2	Oppose	<p>That Policy 49.2.2.3 be amended as follows:</p> <p>49.2.2.3 Within the Medium Density Residential Precinct, <del>require</del> <u>encourage</u> residential development to achieve <del>a density, including</del> <u>mixed housing outcomes, including by</u> multi-storey townhouses, semi-detached, duplexes, <del>and detached housing, and similar typologies, that is distinct from the references</del></p>

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	Objectives and policies > 49.2.2		adjoining lower and medium densities available in the developments south of the State Highway, <del>and the higher density available in other areas within the Zone.</del>
OS105.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 49.2.2.4 be amended as follows:  49.2.2.4 Within the Low Density Residential Precinct, manage the total number of residential units provided for within the Zone to <del>avoid significantly mitigate effects of</del> increasing vehicle trips <del>and adverse effects on</del> the safe and efficient operation of State Highway 6.
OS105.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That a new policy (49.2.2.5) be added as follows:  <u>49.2.2.5 Provide for a transition of urban to rural land use within the lower slopes of Slope Hill including through rural lifestyle and rural residential development.</u>
OS105.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That Policy 49.2.3.2 be amended as follows:  49.2.3.2 <del>Avoid</del> <u>Limit</u> the establishment of Service Stations, and business activities that would undermine the function and role of other centres, including Industrial, Service, Large Format Retail activities and large office spaces.
OS105.34	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives	Oppose	That Policy 49.2.5.2 be amended as follows:  49.2.5.2 <del>Limit</del> <u>Provide for</u> commercial activities in the residential precincts to a scale that maintains the primacy of the Commercial Precinct for these activities, supports the social and economic well-being of the local community, and <del>avoids adverse</del> <u>mitigates adverse</u> effects on residential amenity.

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	and policies > 49.2.5		
OS105.35	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.4 be deleted.
OS105.36	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.5	Oppose	That Policy 49.2.5.5 (renumbered by this submission to 49.2.5.4) be amended as follows:  <del>49.2.5.5 49.2.5.4 Avoid Visitor Accommodation and Residential Visitor Accommodation Provide for</del> <u>seasonal and short term worker accommodation</u> , consistent with the <del>role of the</del> <u>residential amenity</u> <u>outcomes sought for the Zone. in providing for the needs of local residents</u>
OS105.37	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Objective 49.2.6 be amended as follows:  49.2.6 Objective - Development in the Zone <del>minimises-mitigates</del> the generation of additional vehicle trips along State Highway 6, <del>and reduces, as far as practicable, vehicle trips along State Highway 6 generated by the adjoining residential areas at Ladies Mile.</del>
OS105.38	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.2 be amended as follows:  49.2.6.2 <del>Require-Encourage</del> the integration of the Zone with the adjoining residential areas at Ladies Mile and State Highway 6 by:  a. Strategically locating intersections at key points on State Highway 6 and Lower Shotover Road;

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			<p>b. <del>Requiring</del> <u>Providing</u> for multiple pedestrian and cycle crossings of State Highway 6, Lower Shotover Road and Howards Drive at locations that support integration with public transport within walking distance of residential areas; and</p> <p>c. Providing for new road connections that enable access to bus services.</p>
OS105.39	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Policy 49.2.6.3 be amended as follows:</p> <p>49.2.6.3 Provide for efficient and effective public transport through:</p> <p>a. <del>Requiring</del> <u>Enabling</u> higher <u>mixed</u> residential densities within the Zone north of State Highway 6;</p> <p>b. Ensuring road widths and configurations are consistent with their efficient utilisation as bus routes;</p> <p>c. <del>Discouraging private vehicle ownership and use by limiting onsite carparking via maximum rates for residential, office, retail and education</del></p> <p>d. <del>Limiting on-street parking;</del> and</p> <p>e.d. <del>Requiring</del> <u>Enable</u> transport infrastructural works related to public transportation <del>to be in place prior to necessary to support development stages.</del></p>
OS105.40	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Policy 49.2.6.4 be amended as follows:</p> <p>Encourage the use of pedestrian and cycling modes by <u>encouraging</u>:</p> <p>a. <del>Requiring</del> high-quality, well connected, integrated and legible walking and cycling routes and linking to existing routes outside the Zone;</p> <p>b. <del>Preferring</del> the provision of an underpass for the Key Crossing indicated on the Structure Plan;</p> <p>c. <del>Discouraging private vehicle ownership and use by limiting onsite carparking via maximum rates for residential office and retail activities;</del></p>

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			<p><del>d.c. Requiring minimum cycle parking to be provided onsite for commercial, educational and residential activities; and</del></p> <p><del>e.d. Enhancing active travel experiences by requiring adjacent development to integrate with the Key Crossing shown on the Structure Plan and by providing high-quality recreation spaces along routes.</del></p>
OS105.41	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	<p>That Policy 49.2.6.5 be amended as follows:</p> <p><del>49.2.6.5 Avoid</del> Ensure subdivision and development <u>mitigates</u> where specific transport infrastructural works have not been completed, unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements, particularly at weekday daily peak periods, on State Highway 6</p>
OS105.42	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	<p>That Policy 49.2.7.5 be amended as follows:</p> <p>49.2.7.5 Ensure that outdoor storage areas and any carparking areas are appropriately located <del>and</del> <u>or</u> screened to limit adverse visual effects and to be consistent with the amenity values of the Zone.</p>
OS105.43	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	<p>That Policy 49.2.7.9 be amended as follows:</p> <p>49.2.7.9 Require high quality building and site design that promotes and supports neighbourhood amenity values, reflects the highly visible location close to the state highway, and that is appropriate in the setting <u>transitions development into, and adjacent with,</u> <del>to the outstanding natural feature of</del> Slope Hill.</p>

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OS105.44	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > All Precincts north of State Highway 6	Oppose	<p>That Policy 49.2.7.10 be amended as follows:</p> <p>49.2.7.10 In the Medium and High Density Residential Precincts and the Commercial Precinct, require that development responds to its context, with a particular emphasis on the following essential built form outcomes:</p> <p>a....</p>
OS105.45	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > Medium and High Density Residential Precincts	Oppose	<p>That Policy 49.2.7.11 be amended as follows:</p> <p>49.2.7.11 <del>Apply recession plane, building height, yard setback and site coverage controls as the primary means of</del> Ensuring a minimum high quality building design through provision for level of outlook, sunshine and light access, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.</p>
OS105.46	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7 > Medium and High Density	Oppose	<p>That Policy 49.2.7.12 be amended as follows:</p> <p>49.2.7.12 Ensure built form achieves <u>reasonable levels of</u> privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting windows from one another, screening, or other means.</p>

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	Residential Precincts		
OS105.47	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.8	Oppose	That Policy 49.2.8.3 be amended as follows:  49.2.8.3 <del>Subject to the limit on the maximum number of storeys,</del> allow greater building height <del>only</del> where development is designed to achieve an improved standard of quality, including its environmental sustainability.
OS105.48	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.1	Oppose	That Council consider including a new definition of seasonal or short term worker accommodation and/ or changes to the residential activity definition to provide for worker accommodation options.
OS105.49	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That Rule 49.4.4 be amended as follows:  One residential unit per site in the Medium Density Residential Precinct or, <del>Two</del> two or more residential units per site in the Medium Density Residential Precinct and High Density Residential Precinct.  Discretion is restricted to:  ...  Note that this rule also applies to attached, <u>and semi-attached</u> residential units <u>within a site, or</u> across more than one site.
OS105.50	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules -	Oppose	That the activity status of Rule 49.4.5 (Residential Visitor Accommodation) be amended from non complying to discretionary.

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	Activities > 49.4.5		
OS105.51	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.6	Oppose	That the activity status of Rule 49.4.6 (One residential unit per site within the Medium Density Residential Precinct and the High Density Residential Precinct...) be amended from non complying to discretionary.
OS105.52	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	That the activity status of Rule 49.4.7 (residential flats) be amended from non complying to discretionary.
OS105.53	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.8	Oppose	That Rule 49.4.8 be amended as follows:  Commercial Activities comprising no more than <u>3100m<sup>2</sup></u> of gross floor area per site in the High Density Residential Precinct
OS105.54	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities	Oppose	That a new discretionary rule (Rule 49.4.xx) be added as follows:  <u>49.4.xx Commercial Activities comprising greater <u>D</u> than 300m<sup>2</sup> of gross floor area per site in the High Density Residential Precinct</u>
OS105.55	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules -	Oppose	That Rule 49.4.17 (Education Activities within the Low, Medium or High Density Precincts) be amended as follows:



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	Ladies Mile > 49.4 Rules - Activities > 49.4.33					
OS105.59	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.38	Oppose	That the activity status of Rule 49.4.38 (Service Stations) be amended from Prohibited to Discretionary.			
OS105.60	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities	Oppose	That a new Rule (49.4.xx) be added as follows: <table border="1" data-bbox="699 662 1890 914"> <tr> <td style="width: 10%;"><u>49.4.xx</u></td> <td style="width: 70%;"><u>Commercial storage facilities (including outdoor storage and buildings for the storage of commercial and residential goods) within the Storage Zone overlay. The matters of control are:</u> a. <u>hours of operation;</u> b. <u>parking, traffic and access;</u> c. <u>noise.</u></td> <td style="width: 20%;"><u>C</u></td> </tr> </table>	<u>49.4.xx</u>	<u>Commercial storage facilities (including outdoor storage and buildings for the storage of commercial and residential goods) within the Storage Zone overlay. The matters of control are:</u> a. <u>hours of operation;</u> b. <u>parking, traffic and access;</u> c. <u>noise.</u>	<u>C</u>
<u>49.4.xx</u>	<u>Commercial storage facilities (including outdoor storage and buildings for the storage of commercial and residential goods) within the Storage Zone overlay. The matters of control are:</u> a. <u>hours of operation;</u> b. <u>parking, traffic and access;</u> c. <u>noise.</u>	<u>C</u>				
OS105.61	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density	Oppose	That the activity status of Standard 49.5.15 (Development consistent with the Structure Plan) be changed from Non complying to Discretionary and the rule be further amended as follows:  Development <del>shall be consistent</del> <u>generally in accordance with</u> the Structure Plan at 49.8, <del>except</del> <u>including that:</u>  a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied by up to 10m where required to achieve integration with these intersections.  b. The location of Collector Road Type C may be varied by up to 20m to integrate with the intersection with State Highway 6.			

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	Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.15		c. The location of the Key Crossing shown on the Structure Plan may be varied by up to 30m.
OS105.62	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That, where possible, standards should be deleted and replaced with policy direction for high quality urban design outcomes, to provide for high quality and varied urban design outcomes.

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OS105.63	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	<p>That the activity status of Standard 49.5.16 (Density) be changed from Non complying to Discretionary and the rule be further amended as follows:</p> <p>Residential Density</p> <p>49.5.16.1 In the Medium Density Residential Precinct, development shall achieve an average density of 40 <del>48</del> residential units per hectare across the gross developable area of <del>the</del> site.</p> <p>49.5.16.2 In the High Density Residential Precinct, development shall achieve an average density of 4060 – 72 residential units per hectare across the gross developable area of <del>the</del> site.</p> <p>For the purpose of this rule, gross developable area of a site means the land within <del>the</del> a site <del>shown on the Structure Plan, excluding the following: Building Restriction areas as shown on the planning maps; Roads, Open Space, Amenity Access Areas and Landscape Buffer as shown on the Structure Plan</del> <del>But</del> including any vested or private roads, reserves, accesses and walkways not shown on the Structure Plan.</p> <p>Note: this standard only applies when a development includes residential activity.</p> <p>NB: The submitter reserves leave to provide evidence and/ or further submissions proposing different, including lower, average densities to those outlined above.</p>				
OS105.64	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density	Oppose	<p>That Standard 49.5.17.2 (Building Height) be deleted OR amended as follows:</p> <table border="1" data-bbox="676 1052 1633 1393"> <tr> <td data-bbox="676 1052 1297 1214">49.5.17.2 Buildings <del>shall achieve the</del> <u>are enabled to the</u> minimum number of storeys where specified on the Structure Plan – Building Heights.</td> <td data-bbox="1297 1052 1633 1393">RD Discretion is restricted to the effects on the ability to <del>achieve the residential density required.</del> <u>deliver a mix of density and height</u></td> </tr> <tr> <td data-bbox="676 1214 1297 1393">49.5.17.3 ....</td> <td></td> </tr> </table>	49.5.17.2 Buildings <del>shall achieve the</del> <u>are enabled to the</u> minimum number of storeys where specified on the Structure Plan – Building Heights.	RD Discretion is restricted to the effects on the ability to <del>achieve the residential density required.</del> <u>deliver a mix of density and height</u>	49.5.17.3 ....	
49.5.17.2 Buildings <del>shall achieve the</del> <u>are enabled to the</u> minimum number of storeys where specified on the Structure Plan – Building Heights.	RD Discretion is restricted to the effects on the ability to <del>achieve the residential density required.</del> <u>deliver a mix of density and height</u>						
49.5.17.3 ....							

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	Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17		<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"><u>development.</u> ...</td> </tr> </table>		<u>development.</u> ...
	<u>development.</u> ...				
OS105.65	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.19	Oppose	That the activity status of Standards 49.5.19.1 and 49.5.19.2 (Landscaped Permeable Surface) be amended from Non complying to Discretionary and that the heading of Standard 49.5.19 be amended from 'Landscaped Permeable Surface' to 'Permeable Surface'.		
OS105.66	Ladies Mile > Chapter 49	Oppose	That the activity status of Standard 49.5.21.2 (Maximum Building Coverage in the High Density Residential Precinct) be amended from Non complying to Restricted Discretionary.		

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	<p>Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status &gt; 49.5.21</p>		
OS105.67	<p>Ladies Mile &gt; Chapter 49 Te Putahi Ladies Mile &gt; 49.5 Rules – Standards &gt; Table 2 Standards for activities located in the Medium Density Residential Precinct and</p>	Oppose	<p>That the activity status of Standard 49.5.33 (Staging development to integrate with transport infrastructure) be amended from Non complying to Discretionary and the standard be further amended as follows:</p> <p>Staging development to integrate with transport infrastructure</p> <p>Development (except for utilities, <u>educational facilities</u> and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works listed below being completed...</p> <p>Note: Submission point 105.3 requests additional amendments to 49.5.33, which are not repeated here.</p>

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	the High Density Residential Precinct Non-compliance status > 49.5.33		
OS105.68	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	<p>That 49.7 (Assessment Matters for Site and Building Design) be amended as follows:</p> <p>49.7.1 In considering whether or not to grant consent and/or impose conditions on a resource consent, regard shall be had to the assessment matters set out below. The relevance of the considerations will vary from site to site.</p> <p>a. Context and character</p> <p>Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the Te Pūtahi Ladies Mile Zone and relevant significant natural, heritage and cultural features, through consideration of the extent to which the development:</p> <p>...</p> <p><u>(iii) Integrates with adjacent flanks of Slope Hill by transitioning from urban to rural and rural living densities.</u></p> <p>d. Access, parking and servicing</p> <p>Whether the development provides for active transport and good access and integration of space for any parking and servicing, through consideration of the extent to which the development:</p> <p>...</p>

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			<p>(ii) Provides for any parking areas and garages in a way that does not dominate the development, <del>Particularly particularly when viewed from the street or other public open spaces;</del> <u>including provision for underground parking and parking of bikes, cars, and scooters;</u> and</p> <p>(iii)...</p> <p>f. Sustainability and resilience</p> <p>Whether the development incorporates innovative design responses that are likely to create a benefit for the environment, in the areas of carbon emission reductions, stormwater management and water quality, biodiversity, renewable energy, and energy efficiency, significantly beyond the minimum levels required by the Plan, through consideration of the extent to which the development:</p> <p>...</p> <p><u>(v) Accounts for the provision of open space, reserve areas or community facilities</u></p>
OS105.69	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the minimum 2 storey overlay be removed from the Structure Plan and the associated requirements be deleted and/ or modified depending on the resolution of the minimum density relief sought elsewhere in the submission.
OS105.70	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.21	Oppose	<p>That proposed new Policy 4.2.2.21 be amended as follows:</p> <p>4.2.2.21 Ensure that development within the Te Pūtahi Ladies Mile Zone provides for:</p> <p>a. an urban development with a strong community identity and sense of place by enabling community activities, a commercial centre that meets needs of local residents, and connections to the surrounding landscape and residential communities;</p> <p>b. high and medium density residential development to enable diversity of housing choice through different typologies to contribute to <u>increased supply of housing and / or</u> affordable homes;</p>

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			<p>c. a landscaped treatment of the edge of State Highway 6 to increase amenity for both road users and adjoining residential areas;</p> <p>...</p>
OS105.71	Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Oppose	That proposed new Policy 4.2.2.22 be deleted.
OS105.72	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24	Oppose	<p>That Te Pūtahi Ladies Mile Zone-specific Objective 27.3.24 be amended as follows:</p> <p>27.3.24 Objective – Urban development comprising a mix of medium, <del>and high</del> and <u>low</u> density housing, commercial centres, schools, parks and open spaces for active and informal recreation, and a network of walkways and cycleways, that:</p> <p>a) complements and integrates with existing urban development and the surrounding landscapes; and</p> <p>b) brings about a <del>significant</del> modal shift <del>away from reliance on the private car</del> to enhanced use of public and active transport and creates a community with a strong sense of place.</p>
OS105.73	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific	Oppose	<p>That Policy 27.3.24.1 be amended as follows:</p> <p>27.3.24.1 <del>Require that</del> <u>Enable</u> subdivision and development <del>is to be</del> undertaken <u>generally</u> in accordance with, <u>or guided by</u>, the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.XX) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, and walkway / cycleway routes.</p>

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	objectives and policies > 27.3.24 > 27.3.24.1		
OS105.74	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.2	Oppose	That Policy 27.3.24.2 be amended as follows:  27.3.24.2 Enable flexibility of allotment sizes to ensure that scarce land resources are utilised efficiently for medium and higher density residential activities and, in the Commercial and Glenpanel Precincts, to enable a range of non-residential activities.
OS105.75	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.3	Oppose	That Policy 27.3.24.3 be amended as follows:  27.3.24.3 <u>Enable the provision of</u> <del>Require</del> a range of open spaces and facilities including:  a. Sports grounds (for active and informal recreation) and associated community activities;  b. Local parks for informal recreation;  c. A network of walkways and cycleways throughout the Structure Plan area integrating development with Lake Hayes, the Shotover River, the adjacent Ladies Mile suburban settlements, Frankton and the Wakatipu Trails network; and  d. A <del>coherent and consistent</del> landscaped setback interface with adjacent to State Highway 6 (Amenity Access Area) that maintains the key elements of the gateway experience including significant views.
OS105.76	Ladies Mile > Variation to Chapter 27	Oppose	That Policy 27.3.24.4 be amended as follows:

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	Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.4		<p>27.3.24.4 Require subdivision design to achieve a high quality of urban form by:</p> <p>a. Avoiding the creation of rear lots and cul-de-sacs unless walking and cycling links provide additional connections to streets;</p> <p>b. Encouraging a predominantly north-south street layout to achieve residential amenity through solar gain and improved visual connections to surrounding landscapes;</p> <p>c. Promoting a visual connection of development with State Highway 6 through legible frontages with good passive surveillance over the Amenity Access Area;</p> <p>d. Supporting visual links north to <del>open spaces at the base of Slope Hill</del> when viewed from the intersections on State Highway 6 shown on the Structure Plan, and views to The Remarkables from State Highway 6;</p> <p>e. ...</p>
OS105.77	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.6	Oppose	<p>That Policy 27.3.24.6 be amended as follows:</p> <p><del>27.3.24.6 Avoid</del>Require development where specific transport infrastructural works in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 have not been completed, unless it can be demonstrated that development will to minimise avoid future and cumulative adverse effects from additional traffic movements on State Highway 6.</p>
OS105.78	Ladies Mile > Variation to Chapter 27 Subdivision and	Oppose	<p>That Policy 27.3.24.7 be amended as follows:</p> <p>27.3.24.7 Require the design of stormwater management systems to avoid stormwater discharges to Lake Hayes and avoid the adverse effects of discharges to the Shotover and Kawarau Rivers, <u>and</u> the</p>

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	Development > 27.3 Location-specific objectives and policies > 27.3.24 > 27.3.24.7		State Highway network, and groundwater resources, <del>and prevent stormwater runoff to neighbouring sites.</del>
OS105.79	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28	Oppose	<p>That Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) be amended as follows:</p> <p>Te Pūtahi Ladies Mile Zone 27.7.28.1 Subdivision of land within the Te Pūtahi Ladies Mile Zone RD</p> <p>Discretion is restricted to:</p> <p>a. ...</p> <p><del>c. how the subdivision design will enable the achievement of the minimum residential density requirements set out in the relevant Zone provisions;</del></p> <p>... [consequential renumbering]</p> <p><del>h.g. Any necessary transport infrastructural works to be established to support alternatives to private vehicle use, including the imposition of conditions requiring that the relevant transport infrastructural works as identified in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 be completed prior to certification under section 224(c)</del></p> <p><del>i.h. ...</del></p> <p>Information requirements:</p> <p>a. A statement demonstrating how the subdivision layout will enable:</p>

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			<p><del>i. the densities expected in the relevant Precinct; and</del></p> <p>ii. diversity of future building typologies on the sites created by the subdivision, to offer maximum choice for residential or business owners or tenants, and any methods (including by way of consent notices on the titles to be created, or other instrument) to ensure such diversity.</p>
OS105.80	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.2	Oppose	<p>That the activity status of Rule 27.7.28.2 (Subdivision that is inconsistent with Structure Plan...) be changed from Non complying to Discretionary and the rule be further amended as follows:</p> <p>27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.XX, except as set out in Rule 27.7.28.3 and for the following:</p> <p>a. The location where Collector Road Types A and B intersect with State Highway 6 or Lower Shotover Road may be varied <del>by up to 10m</del> where required to achieve integration with these intersections.</p> <p>b. The location where Collector Road Type C intersects with State Highway 6 may be varied <del>by up to 20m</del> to integrate with this intersection</p> <p>c. the location of the Key Crossing shown on the Structure Plan may be varied by up to 30m.</p>
OS105.81	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.3	Oppose	<p>That the Amenity Access Area shown on the Structure Plan and referred to in Rule 27.7.28.3 be narrowed; OR</p> <p>clarification be provided in relation to compensation for this land; OR</p> <p>the inclusion of the amenity access area on the Structure Plan and all provisions pertaining to it be deleted.</p>
OS105.82	Ladies Mile > Variation to Chapter 27 Subdivision	Oppose	<p>That 27.9.8.1 (Assessment Matters in relation to Rule 27.7.28.1) be amended as follows:</p> <p>...</p>

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	<p>and Development &gt; 27.9 Assessment Matters for Resource Consents &gt; 27.9.8 &gt; 27.9.8.1</p>		<p>c. The extent to which:</p> <p>i. the configuration of sites is suitable for future development:</p> <p>(a) to accommodate development intended by the Zone, <del>including the required residential densities in the relevant Precinct</del></p> <p>ii. the subdivision design provides for:</p> <p>...</p> <p>(b) coordinated and appropriately designed and located infrastructure consistent with Council standards, including the provision of a contribution to the upgrade of existing infrastructure <u>necessary</u> to accommodate <u>proposed future</u> development where appropriate.</p> <p>...</p> <p>d. The extent to which <del>the subdivision will help achieve the density expected in the residential precincts as set out in Rules 49.5.12, taking into account the information requirements in Rule 27.7.28.1, including whether any design parameters are to be secured through an appropriate legal mechanism;</del></p> <p>...</p>
OS105.83	<p>Ladies Mile &gt; Variation to Chapter 27 Subdivision and Development &gt; 27.10 Rules – Non- Notification of Applications</p>	Oppose	<p>That Rule 27.10 (Non-Notification of Applications) be amended as follows:</p> <p>Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except: ...</p> <p><del>a. For applications within Te Pūtahi Ladies Mile Zone.</del></p>

## Ben Farrell On Behalf of Queenstown Country Club Village Limited (QCC)

### Submitter 106

Original Submission No	Provision	Position	Summary
OS106.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal be rejected OR the PDP provisions be amended in the manner sought in this submission.
OS106.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That the benefits of retirement village development, including but not limited to the existing QCC be recognised and provided for, including through:</p> <p>a] A policy/policies and an associated rule/s that provide for the ongoing use and development of the Queenstown Country Club site (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988)* as a retirement village, as a permitted activity, and</p> <p>b] A policy and rule framework that provide for new retirement village activities (irrespective of housing density and building location, scale, bulk and height), as a controlled or restricted discretionary activity, and will not be publicly or limited notified.</p> <p><i>*: The submitter has confirmed in writing that the 'QCC site' comprises the retirement village and the commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988.</i></p>
OS106.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That buildings and structures (including utilities and signs), and activities carried out on the Queenstown Country Club site (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988) are not classified as non-complying or prohibited activities.
OS106.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed Building Restriction Area (and associated rules) be deleted from the Queenstown Country Club site (comprising the retirement village

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			and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988).
OS106.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That all structure plan references to trees/ landscaping on the Queenstown Country Club site (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988) and the provisions seeking to retain or protect these trees and open spaces be deleted.
OS106.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Oppose	That Policy 4.2.2.22 be deleted OR amended to exclude it from applying to any retirement village development or activity.
OS106.7	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.3 Location-specific objectives and policies > 27.3.24	Oppose	That Objective 27.3.24 and policies 27.3.24.6 and 27.3.24.7 be deleted or amended to exclude them from applying to any retirement village development or activity.
OS106.8	Ladies Mile > Variation to Chapter 25 Earthworks	Oppose	That the changes to the zone/ earthworks provisions be deleted or amended in order to permit all earthworks on the Queenstown Country Club site (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988).
OS106.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Queenstown Country Club (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988) be exempt from the residential density and minimum allotment size provisions.
OS106.10	Ladies Mile > Variation to Chapter 27 Subdivision and Development	Oppose	That subdivision around existing buildings (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988) be permitted or controlled irrespective of lot size.
OS106.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That education, recreation, civil defence, and other emergency related activities (including Search & Rescue) that are not associated with retirement village activity be permitted on the Queenstown Country Club site (comprising the retirement village and commercial/ health complex located west of Howards Drive and described as Lot 1 and Lot 2 DP 531988).
OS106.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That similar, consequential, or further alternative relief be granted to give effect to the matters raised in this submission.

## Werner Murray On Behalf of Anna Hutchinson, Tim Hutchinson, and John Tavendale as trustees of the Anna Hutchinson Family Trust

### Submitter 107

Original Submission No	Provision	Position	Summary
OS107.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the area to the west of the notified Variation boundary shown in Figure 3 and Appendix A of the submission (and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD) is included within the Urban Growth Boundary as shown in Attachment A to the submission.
OS107.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the area to the west of the notified Variation boundary shown in Figure 3 and Appendix A of the submission (and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD) is rezoned to Te Pūtahi Ladies Mile Zone and that a mix of Medium Density Residential and Low Density Residential Precincts be applied to the area in the manner shown in Attachment A to the submission.
OS107.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That any alternative, consequential, or other amendments be made to the Te Pūtahi Ladies Mile Variation to give effect to the intent of this submission.
OS107.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified provisions and maps be amended so as to generally provide for a mix of medium and low density urban development within the extension area (located to the west of the notified variation boundary and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD).
OS107.5	Ladies Mile > Chapter 49 Te	Oppose	That the notified provisions and maps be amended to provide for the urban design principles described and illustrated in the standards.

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	Putahi Ladies Mile		
OS107.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the notified provisions and maps be amended in order to apply appropriate height limits over the Extension Area (located to the west of the notified variation boundary and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD) and on land within the western end of the Variation area to better integrate the urban form across the notified variation area and the Extension Area).
OS107.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the notified provisions and maps be amended so as to provide appropriate roads, intersections, and open space and parks, including to better integrate the western end of the notified Variation and the Extension Area (located to the west of the notified variation area legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD).
OS107.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified text be amended or added to in respect of the Extension Area (located to the west of the notified variation boundary and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD) and its integration with the western end of the notified Variation area.
OS107.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the notified provisions and maps are amended in order to retain the existing character (terrace landforms).
OS107.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified provisions and maps be amended in order to identify and implement key roading connections onto Lower Shotover Road, Spence Road, and State Highway 6 to improve and better achieve the Variation’s transportation objectives.
OS107.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the notified provisions and maps be amended in order to provide for pedestrian/ cycling connections to better achieve the Variation’s active transport goals.

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OS107.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified provisions and maps be amended so as to enhance opportunities for indigenous vegetation restoration and or avian corridors and address relationships of the Extension Area (located to the west of the notified variation boundary and legally described as Part Section 62 Block III Shotover SD, Part Section 888R Block III Shotover SD, Part Section 62 Block III Shotover SD, Part Section 62 Block III Shotover SD, Lot 1 DP 17388, Lots 2 and 3 DP 310444, Lots 1, 2, 3, and 5 DP 516751, and Section 159 Block III Shotover SD) with Outstanding Natural Features/ Landscapes.
OS107.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified provisions and maps be amended to provide significant and well-located housing development capacity with typologies that will enhance affordability and supply.
OS107.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the notified provisions and maps be amended to enable collective stormwater management and integration and enhancement.
OS107.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	<p>That the Zone Purpose (49.1) be amended as follows:</p> <p>To achieve the Zone purpose, the Zone provides for a range of residential densities and land use activities across six Precincts identified on the Planning Maps. The purpose of each Precinct is:</p> <ul style="list-style-type: none"> <li>• The Low Density Residential Precinct, on the south side of State Highway 6, <u>and to the west of Lower Shotover Road</u>, supports integration with the adjoining lower density residential communities of Shotover Country, Lake Hayes Estate and the Queenstown Country Club, while acknowledging the transport limitations;</li> <li>• The Medium Density Residential Precinct provides for a range of housing typologies including terrace, semi-detached, duplex, and townhouses on the north side of State Highway 6, to a density of at least <del>40</del> <u>30-35</u> units per hectare, within easy walking distance to facilities;</li> <li>• The Open Space Precinct covers the Council-owned land on the south side of State Highway 6, <u>and to the west of Lower Shotover Road</u> and provides for community activities; <u>and</u> activities centred around a sports hub</li> </ul>
OS107.16	Ladies Mile > Chapter 49 Te Putahi Ladies	Oppose	That Policy 49.2.7.9 be amended as follows:

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	Mile > 49.2 Objectives and policies > 49.2.7		Require high quality building and site design that promotes and supports neighbourhood amenity values, reflects the highly visible location close to the state highway, and that is appropriate in the setting adjacent to the outstanding natural feature of Slope Hill, <u>and the Shotover River Corridor.</u>
OS107.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Oppose	<p>That Policy 49.2.7.10 be amended as follows:</p> <p>In the Medium and High Density Residential Precincts and the Commercial Precinct, require that development responds to its context, with a particular emphasis on the following essential built form outcomes:</p> <p>a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;</p> <p>b. achieving well-overlooked, activated streets and public open spaces, including by not dominating street edges with garaging, parking or access ways;</p> <p>c. achieving a variation and modulation in building mass, facades, materials and roof forms;</p> <p>d. using well-designed landscaped areas to add to the visual amenity values of the development for residents or visitors, neighbours, and the wider public.</p> <p><u>e. using well-designed landscaped areas to add to the visual amenity values of the development for residents or visitors, neighbours, and the wider public, in relation to the Shotover River Corridor, and the central escarpment within Sub-Area K.</u></p>
OS107.18	Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.7 Zone – Location Specific Rules > 27.7.28 > 27.7.28.1	Oppose	<p>That Rule 27.7.28.1 (Subdivision of land within the Te Pūtahi Ladies Mile Zone) be amended as follows:</p> <p>Discretion is restricted to:</p> <p>...</p> <p>f. within Sub-Area A, <u>and Sub-Area K,</u> the establishment of the “Landscape Buffer Area” shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity;</p> <p>...</p>

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS107.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	<p>That Rule 49.4.4 (Two or more residential units per site in the Medium Density Residential Precinct and High Density Residential Precinct) be amended as follows:</p> <p>Discretion is restricted to:</p> <p>...</p> <p>i. within Sub-Area A, <u>and Sub-Area K</u>, the establishment of the “Landscape Buffer Area” shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity;</p> <p>Note that this rule also applies to attached residential units across more than one site.</p>										
OS107.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.12	Oppose	<p>That Rule 49.5.11 (Maximum number of Residential Units) be amended as follows:</p> <table border="1" data-bbox="747 662 1879 902"> <thead> <tr> <th>Sub-Area (as shown on the Structure Plan)</th> <th>Maximum number of residential units</th> </tr> </thead> <tbody> <tr> <td>Sub-Area H1</td> <td>38</td> </tr> <tr> <td>Sub-Area H2</td> <td>61</td> </tr> <tr> <td>Sub-Area I</td> <td>30</td> </tr> <tr> <td><u>Sub-Area K1</u></td> <td><u>30</u></td> </tr> </tbody> </table> <p><i>Note: While the submission refers to Rule 49.5.12, the submitter has since confirmed in writing that this is an error and should be amended to read '49.5.11'.</i></p>	Sub-Area (as shown on the Structure Plan)	Maximum number of residential units	Sub-Area H1	38	Sub-Area H2	61	Sub-Area I	30	<u>Sub-Area K1</u>	<u>30</u>
Sub-Area (as shown on the Structure Plan)	Maximum number of residential units												
Sub-Area H1	38												
Sub-Area H2	61												
Sub-Area I	30												
<u>Sub-Area K1</u>	<u>30</u>												
OS107.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2	Oppose	<p>That Rule 49.5.16 (Density) be amended by adding a new sub clause as follows:</p> <p><u>49.5.16.XX - In the Medium Density Residential Precinct Sub-Area K, development shall achieve a minimum density of 30-35 residential units per hectare across the gross developable area of the site.</u></p> <p><i>Note: While the submission does not show this rule as all underlined, the submitter has since confirmed in writing that this is an error and that, as a new rule, all the text should all be underlined in the manner shown above.</i></p>										

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

	Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16		
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**Gabriela Glory on Behalf of Milstead Trust**

**Submitter 108**

<b>Original Submission No</b>	<b>Provision</b>	<b>Position</b>	<b>Summary</b>
OS108.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the rezoning of Lot 2 DP 463532 as Te Putahi Ladies Mile Zone - Medium Density Precinct is retained.
OS108.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Support	That the rezoning of Lot 1 DP 20162 as Te Putahi Ladies Mile Zone - Glenpanel Precinct be retained.
OS108.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the density requirements be reconsidered to be lower, encouraging bigger lots.
OS108.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That Rule 49.5.18.1 (Recession Planes) be amended to increase the vertical height above the boundary from which the recession plane starts and increasing the degree of recession from boundaries.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS108.6	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That Rule 49.5.5 (Recession Planes) amended to include an exemption to the application of recession planes for sites created by subdivision in the MDR precinct.
OS108.7	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Oppose	That an exemption to the application of recession planes be included for buildings created by rule 49.4.4 for two or more residential units per site.
OS108.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the interface between building height requirements (e.g. between HDR and MDR precincts) be further considered at the time of resource consent application.
OS108.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41	Oppose	That the building height interface with the Glenpanel Precinct be considered further.
OS108.10	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status	Oppose	That the 8m height limit in the Glenpanel precinct is opposed.
OS108.11	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That the provisions related to staging of development to integrate with transport infrastructure, Rules 49.5.10 and 49.5.33, be rejected.
OS108.12	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards	Oppose	That provision be made to collect development contributions to be allocated to Waka Kotahi to deliver the projects included in the Rules 49.5.10 and 49.5.33.
OS108.13	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.12	Oppose	That the number of parking spaces be amended to allow 2 parking spaces for 3 bedroom single detached houses in the LDR precinct and terraced housing in the MDR precinct.
OS108.14	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That the Urban Growth Boundary in 49.8 (Structure Plan) be extended further north and the relevant Glenpanel Precinct zoning be applied.
OS108.15	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the plan change be amended to reflect the relief sought.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS108.16	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That each schedule under 49.8 (Structure Plan) be numbered.
OS108.17	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That road 'Collector Type A' shown on 49.8 (Structure Plan) be aligned with the existing legal road.
OS108.18	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That 49.8 (Structure Plan) be amended to identify specific trees to protect within the Glenpanel Precinct which have values to protect.
OS108.19	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.1 Zone Purpose	Oppose	That the purpose statement in 49.1 be amended as follows in underline: "The Glenpanel Precinct provides for commercial activities <u>and community activities</u> where these are compatible with the heritage values of the Glenpanel Homestead and supports open space and a sense of community.
OS108.20	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.3	Oppose	That 49.2.3.2 be amended as follows: Avoid the establishment of <del>Service Stations,</del> and business activities that would undermine the function and role of other centres, including Industrial, Service, Large Format Retail activities and large office spaces.
OS108.21	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That 49.2.6.3(e) be deleted.
OS108.22	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That Rule 49.5.16.1 (Density) be amended by replacing 'gross developable area' with 'net developable area'.
OS108.23	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That Rule 49.5.16.1 (Density) be amended to decrease density.

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS108.24	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.16	Oppose	That 49.5.16.1 be amended to achieve a density of 25 residential units for the net developable area of the site.
OS108.25	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	That 49.5.18.1 be amended as follows:  In the Medium Density Residential Precinct the following: a. Northern Boundary a <del>60</del> <del>55</del> degree recession plane measured <del>4m</del> <del>2.5m</del> above the boundary; b. Western and eastern boundaries: A <del>60</del> <del>45</del> degree recession plane measured <del>4m</del> <del>2.5m</del> above the boundary; c. Southern boundary: A <del>60</del> <del>35</del> degree recession plane measured <del>4m</del> <del>2.5m</del> above the boundary;
OS108.26	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Oppose	That Rule 49.5.18.1 (Recession Planes) be amended by adding two new limbs as follows:  ...  <u>d. Sites smaller than 250 square meters created by subdivision</u> <u>e. A residential development consented under Rule 49.4.4</u>
OS108.27	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Oppose	That Rule 49.5.17 (Building Height) is amended to include an additional matter of discretion as follows:  <u>d. interface between building height requirements outlined in Schedule 49.8 Te Putahi Ladies Mile Structure Plan - Building Heights.</u>
OS108.28	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That 49.7.1.b (Assessment Matters for Site and Building Design) be amended by adding:  <u>v. Ensure that buildings respond to the interface between adjoining sites, encouraging a soft transition between building heights.</u>

Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS108.29	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Oppose	That 49.7.1.c (Assessment Matters for Site and Building Design) be amended by adding:  <u>v. Ensure that buildings respond to the interface between adjoining sites, encouraging a soft transition between building heights.</u>
OS108.30	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41	Oppose	That Rule 49.5.41.2 (Building Height) be amended to enable up to 17m on the eastern side of Glenpanel Precinct, and increased height limit for the balance of the Glenpanel Precinct.
OS108.31	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.33	Oppose	That Rule 49.5.33 (Staging development to integrate with transport infrastructure) be deleted.
OS108.32	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status > 49.5.10	Oppose	That Rule 49.5.10 (Staging development to integrate with transport infrastructure) be deleted.
OS108.33	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Oppose	That 49.4.7 be amended to enable residential flats (as defined in the PDP) within the Low density Residential and Medium Density Residential precincts as a permitted activity.
OS108.34	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.38	Oppose	That the Prohibited activity status for Service Stations in 49.4.38 be changed to Discretionary.
OS108.35	Ladies Mile > Variation to Chapter 29 Transport > 29.5 Rules – Standards for activities outside roads > 29.5.12A	Oppose	That 29.5.12a be amended as follows: Maximum parking requirements .... Residential Activity 3 or more bedrooms - 2 1.5 spaces <del>4 or more bedrooms – 2 spaces</del>

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS108.36	Ladies Mile	Oppose	That alternative, additional or consequential relief be applied.
OS108.37	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Oppose	That Policy 49.2.6.3(e) be amended to remove the words 'to be in place prior to development'.

## Robyn Macleod

### Submitter 109

Original Submission No	Provision	Position	Summary
OS109.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Proposal be declined unless the capacity of the Shotover Bridge has been increased to accommodate the current and future traffic.
OS109.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal not be approved until the alternative of using the airport land for residential development has been fully evaluated and reported on.

## Travis Sydney

### Submitter 110

Original Submission No	Provision	Position	Summary
OS110.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed due to: <ul style="list-style-type: none"> <li>- The significant adverse effects on traffic;</li> <li>- stormwater issues and the ecological values of Lake Hayes;</li> <li>- Effects on Threepwood as a working farm, and Slope Hill as an Outstanding Natural Feature;</li> </ul>

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<ul style="list-style-type: none"> <li>- the factual errors in the variation, including the proposed pump station land being owned by Threepwood; not QLDC; and</li> <li>- the proposed density levels being far too high and that low density development would be more appropriate if the land was to be developed.</li> </ul>
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## Ralph Hanan

### Submitter 111

Original Submission No	Provision	Position	Summary
OS111.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed rezoning on the north side of Ladies Mile and the proposed residential development is opposed, citing concerns relating to traffic, consultation, and affordable housing.
OS111.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC provide a report on the consultation that has been undertaken with organisations in relation to the Variation.
OS111.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, if the Council approves development on the north side of Ladies Mile, the transport and stormwater infrastructure must be undertaken before issuing consents for development.

## Janie Reese and Rob Lee

### Submitter 112

Original Submission No	Provision	Position	Summary
OS112.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed, citing specific concerns relating to traffic, stormwater, Threepwood, Lake Hayes, the proposed pump station, and the proposed active travel links.

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS112.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That whilst the Variation is opposed in its current form, the need for additional housing and amenities within the masterplan area is acknowledged and the submitter is open to working with QLDC to achieve a workable solution for wastewater and stormwater management and an active travel link.
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### Debbie Bergin

#### Submitter 113

Original Submission No	Provision	Position	Summary
OS113.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed and the roading and transport infrastructure needs to be in place before considering the Variation.

### Gordon Griffin

#### Submitter 114

Original Submission No	Provision	Position	Summary
OS114.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, with regard to the fact the subject area is shown as extending north east to the margins of Lake Hayes, the natural and scenic values should be preserved and promoted for this area and any further housing/ built areas minimised.
OS114.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Oppose	That, with regard to the proposed medium density and higher density areas, higher building typologies should be located closer to Slope Hill with lower height buildings closer to Ladies Mile to preserve views to the hill.
OS114.3	Ladies Mile > Variation to Chapter 29 Transport	Oppose	That at least one car park per residential unit and some provision of visitor car parking be required and that parking will also be needed in association with any commercial area and school.

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

OS114.4	Ladies Mile > Variation to Chapter 25 Earthworks	Oppose	That provisions are made as to where and how excess cut material will be disposed, including that an area be designated for the placement of excess cut material throughout the development period and that provisions be made for its staging, treatment, and temporary and final presentation and use.
OS114.5	Ladies Mile > Variation to Chapter 25 Earthworks	Oppose	That provisions be included to limit mounding and mounding heights and to ensure that any mounding is sympathetic to the natural landforms; in scale with people and the location; and preserves significant views and landforms.
OS114.6	Ladies Mile > Variation to Chapter 25 Earthworks	Oppose	That provisions are needed to limit the hours of works.
OS114.7	Ladies Mile > Variation to Chapter 25 Earthworks	Oppose	That provisions are needed to avoid silt and sediment washing into Lake Hayes, the Shotover River, and generally beyond any development site.
OS114.8	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That provisions are needed in relation to the temporary adverse effects on landscape values during the works period, as well as consideration of the long-term visual impacts.
OS114.9	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the subject area remain free of any intensive development, noting that a better location to develop a discrete and functional town (or towns) would be in the Dalefield /Thurlby Domain area.

## Kirsty and Justin Crane

### Submitter 115

Original Submission No	Provision	Position	Summary
OS115.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	<p>That the variation is opposed on the basis that:</p> <ul style="list-style-type: none"> <li>- it relies on factual errors/ assumptions regarding land ownership in that the pump station to service the majority of the masterplan and the active travel link running parallel to State Highway 6 are located on private, rather than public land;</li> <li>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the active travel link proposed through Threepwood Farm, in terms of</li> </ul>

## Te Pūtahi Ladies Mile – Summary of Decisions Requested (20 July 2023)

			<p>farm operations and the Outstanding Natural Landscape;</p> <p>- there will be adverse effects on the Threepwood owners/ residents and the wider community from the increase in stormwater flows through Threepwood and into Lake Hayes, causing physical damage and further deterioration to the Lake Hayes water quality and the wetland; and</p> <p>- the restored heritage buildings, visitor accommodation business, and restored wetlands on will be adversely affected.</p>
OS115.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, whilst opposed to the Variation in its current form, the submitter recognises the need for additional housing and amenities within the masterplan area and is open to working with the QLDC to achieve a workable solution for wastewater and stormwater management, and an active travel link.

## Maryann Bailey

### Submitter 116

Original Submission No	Provision	Position	Summary
OS116.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation is opposed, citing concerns relating to traffic and the location of high density housing.

## Nicky Martin

### Submitter 117

Original Submission No	Provision	Position	Summary
OS117.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the infrastructure issues, including those related to traffic, are addressed before compounding them with more people.

## Martin Barrett

### Submitter 118

Original Submission No	Provision	Position	Summary
OS118.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the growth flywheel be slowed down by discouraging all large scale owner-occupied residential housing.
OS118.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposal be independently reviewed.
OS118.3	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the land not be re-zoned until all transport infrastructure is in place.
OS118.4	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That an immediate temporary quick-fix housing be implemented using available land and that council housing be provided thereafter.
OS118.5	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the alternative of relocating the Queenstown airport and developing a satellite town at Kingston be investigated.

## Jane Hamilton

### Submitter 119

Original Submission No	Provision	Position	Summary
OS119.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Ladies Mile is not supported and should be deferred until the key issues can be resolved, citing issues relating to stakeholder engagement, affordable housing, the timeframes for new schools to be built, commercial, and community activities, transport, financial viability, the use of the Threeewood land and connecting to Marshall Avenue, stormwater, and Lake Hayes water quality.

## Louise Keoghan On Behalf of Louise and Philip Keoghan

### Submitter 120

Original Submission No	Provision	Position	Summary
OS120.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the paper road that connects to Marshall Avenue is not opened up.
OS120.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That QLDC consider the submitter's stated concerns relating to traffic, the use of Threepwood land and the paper road that connects to Marshall Avenue, and stormwater and Lake Hayes water quality.

## Daniel Foggo On Behalf of Rebecca Richwhite and Daniel Foggo

### Submitter 121

Original Submission No	Provision	Position	Summary
OS121.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That there is no change in zoning or significant development of residences near Ladies Mile.
OS121.2	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Council prioritises the development of new residences on non-rural land in existing town areas.

## Mitzi Cole-Bailey

### Submitter 122

Original Submission No	Provision	Position	Summary
OS122.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That, if the variation must proceed, the commercial area and school should be established first followed by everything else.

## Rosemary Lee Crick

### Submitter 123

Original Submission No	Provision	Position	Summary
OS123.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the proposed Variation is rejected, citing concerns relating to traffic and infrastructure, visual impact, and the impact on the Outstanding Natural Landscape.

## Grant Tayler

### Submitter 124

Original Submission No	Provision	Position	Summary
OS124.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be rejected and the government advised of its irresponsible decision making.

## Nicole Schofield

### Submitter 125

Original Submission No	Provision	Position	Summary
OS125.1	Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Oppose	That the Variation be rejected and the government advised of its irresponsible decision making.