



SUMMARY OF DECISIONS REQUESTED

QUEENSTOWN LAKES DISTRICT COUNCIL
PROPOSED DISTRICT PLAN – STAGE 3b

Notified - 30 January 2020

Corrected 18 June 2020

Submitter Number:	31001	Submitter:	Michael Clark
Organisation:	trelawn place		
Point Number	31001.1	Category	1-46 Rural Visitor Zone > 1.10-Variation to Chapter 36 Noise:
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the noise standard for the Rural Visitor Zone is amended so that noise is measured at the side of a house or building, and the noise is averaged over a 15 minute period 50 dB Len.		

Submitter Number:	31002	Submitter:	Chris Horne
On behalf of:	Spark, Chorus and Vodafone	Organisation:	Incite
Point Number	31002.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new clause be added to Rule 30.5.6.6 that provides for 15m high poles in the Cardrona Settlement Zone where there is a single operator and 18m high poles where multiple operators are located on the same pole.		

Submitter Number:	31003	Submitter:	Ross Sanderson
Point Number	31003.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.8-Amendments to the Cardrona Character Guideline 2012

Support/Oppose/Neutral: Oppose

Summary of Submission That the Cardrona Village Character Guidelines limit buildings to two storeys in height.

Point Number 31003.2 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 20.5.12.5 of Chapter 20 (Settlement Zone) be amended to remove or change the three storey height limit in the village of Cardrona.

Submitter Number: 31004 **Submitter:** David Happs
On behalf of: Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown LTD and Rakau Queenstown LTD **Organisation:** Koia Architects Queenstown

Point Number 31004.1 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the residential density proposed for Arthurs Point (medium residential) be increased.

Point Number 31004.2 **Category** 6-Stage 3 - General

Support/Oppose/Neutral: Support

Summary of Submission That the objective to increase residential in the Queenstown Area be retained.

Point Number	31004.3	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the area next to Arthurs Point Road should lean towards commercial development that supports the residential and visitor accommodation in the area.		
Point Number	31004.4	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the outstanding natural landscape lines be refined and adjusted following more detailed analysis.		
Point Number	31004.5	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That more analysis and consideration be undertaken to arrive at a cohesive strategy for the development of Arthurs Point.		
Point Number	31004.6	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the current Rural Visitor Zone at Arthurs Point be changed to a mixed-use zone with both commercial and visitor activities and higher density residential activities.		

Submitter Number:	31006	Submitter:	Scott Freeman
On behalf of:	Kopuwai Investments Limited	Organisation:	Southern Planning Group

Point Number	31006.1	Category	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.1-Variation to Chapter 38 Open Space and Recreation Zones
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 38.9.20 be deleted from the variation to Chapter 38 (Open Space and Recreation Zone).			
Point Number	31006.2	Category	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.1-Variation to Chapter 38 Open Space and Recreation Zones
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 38.10.13 be deleted from the variation to Chapter 38 (Open Space and Recreation Zone).			
Point Number	31006.3	Category	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.1-Variation to Chapter 38 Open Space and Recreation Zones
Support/Oppose/Neutral: Oppose			
Summary of Submission That further or consequential or alternative amendments necessary to give effect to this submission be provided.			

Submitter Number:	31007	Submitter:	Simon Telfer
Organisation:	Active Transport Wanaka		
Point Number	31007.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That safe and protected cycle way infrastructure be mandated for Cardrona village.

Point Number	31007.2	Category	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.3-VARIATION TO CHAPTER 29 TRANSPORT
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That the Variation to Chapter 29 (Transport) which sets the minimum vehicle parking requirement at zero be retained as notified.

Point Number	31007.3	Category	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.3-VARIATION TO CHAPTER 29 TRANSPORT
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That car parking be replaced by active transport infrastructure.

Submitter Number: 31008

Submitter: Blair Devlin

On behalf of: Lloyd James Veint

Organisation: Vivian and Espie Limited

Point Number 31008.1

Category 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That notified Chapter 46 (Rural Visitor Zone) and associated variations and planning map changes be rejected until such time as the matters raised in the submission are addressed.

Point Number	31008.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the notified provisions of Chapter 46 (Rural Visitor Zone) as they relate to the Arcadia Rural Visitor Zone be amended to incorporate the consented Structure Plan and Design Guidelines approved by Queenstown Lakes District Council under Resource Consent RM110010 as part of a revised Arcadia Rural Visitor Zone, and/or as part of Chapter 27 (Subdivision and Development).			
Point Number	31008.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That objectives, policies and rules are created as necessary to enable subdivision in accordance with the consented Arcadia structure plan as a controlled activity, and subdivision not in accordance with the consented structure plan as a discretionary or non-complying activity.			
Point Number	31008.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That development as per the consented Structure Plan be provided for as a controlled activity, but no development over and above that.			
Point Number	31008.5	Category	1-46 Rural Visitor Zone > 1.1-46.1 Purpose
Support/Oppose/Neutral: Oppose			
Summary of Submission That the Rural Visitor Zone purpose statement be amended to recognise the unique circumstances of the Arcadia RVZ where a Structure Plan and Design Guidelines have already been approved by Queenstown Lakes District Council and given effect to.			
Point Number	31008.6	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies
Support/Oppose/Neutral: Oppose			

Summary of Submission That a new objective be added to Chapter 46 (Rural Visitor Zone) to recognise the unique circumstances of the Arcadia Rural Visitor Zone where a Structure Plan has been approved and given effect to, and residential and commercial activity is also anticipated.

Point Number 31008.7 **Category** 1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission That three new policies be added to section 46.2 that together (1) enable development at Arcadia while requiring (2) development of the Arcadia Rural Visitor Zone to be in accordance with the approved Structure Plan, and (3) the approved design guidelines.

Point Number 31008.8 **Category** 1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.6 be amended to provide for the construction, relocation or exterior alteration of buildings for the Arcadia Rural Visitor Zone that are in accordance with the consented Structure Plan as a controlled activity.

Point Number 31008.9 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the 'Moderate-High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the consented Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.10 to provide for the construction, relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'Moderate-High Landscape Sensitivity Area' as a controlled activity.

Point Number 31008.10 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the 'High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.11 to provide for the construction,

relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'High Landscape Sensitivity Area' as a controlled activity.

Point Number	31008.11	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.13 be deleted as it relates to the Arcadia Rural Visitor Zone and replace it with a new rule that provides for residential activity in accordance with the consented Structure Plan and Design Guidelines in the Arcadia Rural Visitor Zone as a permitted activity.

Point Number	31008.12	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.14 be amended to provide for commercial activity as a controlled activity within the area identified for commercial activity on the Structure Plan approved under resource consent RM110010 in the Arcadia Rural Visitor Zone.

Point Number	31008.13	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.6 (non-notification) be amended to add a new provision: "Development in the Arcadia Rural Visitor Zone in accordance with the consented Structure Plan and Design Guidelines (RM110010)".

Point Number	31008.14	Category	1-46 Rural Visitor Zone > 1.7-Variation to Earthworks Chapter 25:
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That the variation to Chapter 25 Earthworks to enable up to 500m³ of earthworks be retained.

Point Number	31008.15	Category	1-46 Rural Visitor Zone
---------------------	----------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That any other consequential changes be made to achieve the relief sought in the submission.

Submitter Number: 31009 **Submitter:** Chelsea Wallace

On behalf of: Southern District Health Board **Organisation:** Public Health South

Point Number 31009.1 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Support

Summary of Submission That the inclusion of Cardrona as a settlement within the District Plan be retained as notified.

Point Number 31009.2 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That the controls on developments in the Rural Visitor Zone be retained as notified.

Point Number 31009.3 **Category** 3-Variations to Chapter 38,36,29 Open Space and Recreation Zone

Support/Oppose/Neutral: Support

Summary of Submission That the Variations to Chapters 38, 36 and 29 Open Space and Recreation be retained as notified.

Point Number 31009.4 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the re-zoning of the Rural Visitor Zone at Arthurs Point to medium density residential with a visitor accommodation subzone be retained as notified.

Point Number 31009.5 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That the re-zoning of the undeveloped Windermere from Rural Visitor Zone to Rural Zone be retained as notified.

Point Number 31009.6 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That the involvement and collaboration with tangata whenua throughout the planning process is strongly supported.

Point Number 31009.7 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That Plan Change 3b make the reticulation of drinking water and wastewater in the Cardrona settlement a priority.

Point Number 31009.8 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the zoning of Mount Dewar and the Shotover River as Rural Zone be retained as notified.

Point Number 31009.9 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That Plan Change 3b ensures that access to public and active transport supports the growth of Arthurs Point and a reduction in the use of cars.

Point Number 31009.10 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That appropriate three waters infrastructure is mandated for any new developments at Arthurs Point.

Submitter Number: 31010 **Submitter:** Kirsty O'Sullivan

On behalf of: Queenstown Airport Corporation (QAC) **Organisation:** Mitchell Daysh Limited

Point Number 31010.1 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the area zoned Rural Visitor Zone (Windermere) in the Operative District Plan on Lot 1 DP 368240 (827 Wanaka-Luggate Highway) be re-zoned Airport Zone, or the operative Rural Visitor Zone be reinstated.

Point Number 31010.2 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That any consequential changes, amendments or decisions be made that may be required to give effect to the matters raised in the submission.

Submitter Number: 31011 **Submitter:** Denise Anderson

On behalf of: Heritage New Zealand Pouhere Taonga **Organisation:** Heritage New Zealand Pouhere Taonga

Point Number	31011.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That the proposed variation to Chapter 20 (Settlement Zone) to provide for the Cardrona Village Character Guideline 2012 as a matter to consider in the consideration of certain types of development be retained as notified.

Point Number	31011.2	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.8-Amendments to the Cardrona Character Guideline 2012
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That the amendments to the Cardrona Character Guidelines 2012 be retained as notified.

Point Number	31011.3	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That proposed Rule 20.5.5.1 be retained as notified.

Point Number	31011.4	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That proposed Rule 20.5.5.2 be retained as notified.

Point Number	31011.5	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 20.5.7.1 (b) be retained as notified.

Point Number	31011.6	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 20.5.9 be retained as notified.

Point Number	31011.7	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 20.5.12.5 be retained as notified.

Point Number	31011.8	Category	1-46 Rural Visitor Zone > 1.4- 46.4 Rules - Activities
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.6(a) be amended to add the words "and location" so that the matter of control reads as follows: "The compatibility of the building design and location with landscape, cultural and heritage, and visual amenity values".

Submitter Number:	31012	Submitter:	Ben Hohneck
--------------------------	-------	-------------------	-------------

Point Number	31012.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the land identified in the submission, including 1447 Skippers Road, be re-zoned from Rural Zone to Rural Visitor Zone.

Point Number 31012.2 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the Rural Visitor Zone sought in the submission be named "Skippers Rural Visitor Zone".

Point Number 31012.3 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.

Point Number 31012.4 **Category** 1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards

Support/Oppose/Neutral: Oppose

Summary of Submission That proposed Rule 46.5.6(b) be amended to also refer to the "Skippers Rural Visitor Zone" sought by the submission.

Point Number 31012.5 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.

Point Number 31012.6 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That any other consequential amendments to give effect to the intent of the submission be made.

Submitter Number:	31013	Submitter:	M and K Scott
Organisation:	Loch Linnhe Station		
<hr/>			
Point Number	31013.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 12 hectares, encompassing the homestead, the identified in the submission as the Homestead site, be rezoned from Rural to Rural Visitor Zone.		
<hr/>			
Point Number	31013.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 2.5 hectares, identified in the submission as the Wye Creek site, be rezoned from Rural to Rural Visitor Zone.		
<hr/>			
Point Number	31013.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zones sought in the submission.		
<hr/>			
Point Number	31013.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		
<hr/>			

Point Number	31013.5	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the activity status for Rule 46.4.7 be changed from restricted discretionary to controlled.		
Point Number	31013.6	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a further exception is provided in Rule 46.4.13 to enable the construction of a farm homestead specific to the Wye Creek Rural Visitor Zone sought by the submission.		
Point Number	31013.7	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a density standard be added to Chapter 46 specific to the two Rural Visitor Zones sought by the submission at Loch Linnhe Station, as follows: "Within Loch Linnhe built form shall not exceed a footprint of (a) 1800m2 at the Wye Creek Site (b) 4700m2 at the Homestead Site."		
Point Number	31013.8	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a visibility standard be added to Chapter 46 specific to the Wye Creek Rural Visitor Zone at Loch Linnhe Station sought by the submission, as follows: "At the Wye Creek RVZ within Loch Linnhe Station no building shall be visible from the State Highway."		
Point Number	31013.9	Category	1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That any other consequential amendments be made to give effect to the intent of the submission.

Submitter Number:	31014	Submitter:	Heron Investments Limited Vivian
--------------------------	-------	-------------------	-------------------------------------

Point Number	31014.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the property at 93 Camp Hill Road, Maungawera (Lots 1-2 DP 21025, Section 1 SO 20288 Block III Lower Hawea Survey District and Lot 2 DP 21025) located between Camp Hill Road and Lake Hawea-Albert Town Road/State Highway 6, being approximately 114 hectares in area, be re-zoned from Rural to Rural Visitor Zone, as shown in the submission.

Point Number	31014.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the Rural Visitor Zone sought by the submission be named "Maungawera Rural Visitor Zone".

Point Number	31014.3	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.

Point Number	31014.4	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Support			
Summary of Submission That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.			
Point Number	31014.5	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That Chapter 46 (Rural Visitor Zone) be amended by deleting reference to Rural Visitor Zones being only within Outstanding Natural Landscapes.			
Point Number	31014.6	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral: Oppose			
Summary of Submission That proposed Rule 46.5.6(b) be amended to also refer to the proposed Maungawera Rural Visitor Zone sought by the submission.			
Point Number	31014.7	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That any other consequential amendments be made to give effect to the intent of this submission.			

Submitter Number:	31015	Submitter:	Blair Devlin
On behalf of:	Brett Mills	Organisation:	Vivian and Espie Limited
Point Number	31015.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the land shown in the submission, including 1364 Skippers Road (Lot 1 DP 19171 Blk XI Shotover SD) being approximately 4 hectares in area located to the			

right of Skippers Road approximately 9 km from the intersection with Coronet Peak Road, be re-zoned from Rural Zone to Rural Visitor Zone, or alternatively re-zone as part of the wider area including the area sought by submitter Ben Hohneck.

Point Number	31015.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the Rural Visitor Zone sought by the submitter be named "Kimiakau Rural Visitor Zone".

Point Number	31015.3	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.

Point Number	31015.4	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Support

Summary of Submission That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.

Point Number	31015.5	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That any other consequential amendments be made to give effect to the intent of the submission.

Submitter Number:	31016	Submitter:	Blair Devlin
On behalf of:	Brett Mills	Organisation:	Vivian and Espie Ltd

Point Number	31016.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the property identified in the submission (Sec 82 BLK XIX Shotover SD) located off the Moonlight Track on the left side of the Shotover River approximately 2.6 km from the intersection of the Moonlight Track with Mcchesney Road, be re-zoned from Rural to Rural Visitor Zone, or alternatively re-zoned as part of a wider re-zoning including the area to the south covering the Shotover Canyon Swing site.

Point Number	31016.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the new Rural Visitor Zone requested by the submission be called "Moonlight Rural Visitor Zone".

Point Number	31016.3	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Support

Summary of Submission That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.

Point Number	31016.4	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.

Point Number	31016.5	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That any other consequential amendments be made to give effect to the intent of the submission.

--

Submitter Number:	31017	Submitter:	Matt and Yuko Baumfield
Point Number	31017.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Building Restriction Area be entirely removed from Lot 7 DP 520106 (7 Powder Terrace).		
Point Number	31017.2	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Lot 7 DP 520106 (7 Powder Terrace, Arthurs Point), being approximately 995 m2), be re-zoned High Density Residential rather than the notified zone of Medium Density Residential (Visitor Accommodation Sub-Zone).		

Submitter Number:	31018	Submitter:	Ben Farrell
On behalf of:	Cardrona Alpine Resort Limited		
Point Number	31018.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.2-20.2 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new policy is inserted into section 20.2 of the District plan that provides for new residential accommodation including increased residential density if it is for the purposes of long-term rental or worker accommodation. Suggested		

wording is: "Provide for increased residential density and built development that supports the provision of long-term rental and worker accommodation".

Point Number	31018.2	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to conform to any minimum residential density standards.

Point Number	31018.3	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities cannot be classified as non-complying activities.

Point Number	31018.4	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to provide onsite parking.

Point Number	31018.5	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That all development standards be amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to 'achieve' consistency with the Design Guidelines but rather 'promote' consistency with the Design Guidelines.

This could potentially be achieved by amending Policy 20.2.2.4 to replace the word 'achieving' with 'promoting'.

Point Number	31018.6	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That any duplication between the matters contained within the Design Guidelines and provisions already in the text of the Proposed District Plan, for example within matters of restricted control/discretion, and standards be removed.

Point Number	31018.7	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That clarity be provided that the Design Guidelines do not apply to any permitted activities.

Point Number	31018.8	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That except for the changes requested in the submission, the provisions relating to the Cardrona Village be retained as notified, or amended in a manner which aligns with the submission.

Point Number	31018.9	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That any such further, more refined, additional, other or alternative amendments be made that might give effect to the submission.

Point Number	31018.10	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That the intent of the variation of Chapter 20 (Cardrona Settlement Zone) to promote and enable additional housing opportunities in the Cardrona Settlement Zone, particularly for worker accommodation, be retained as notified.

Submitter Number: 31019 **Submitter:** Tim Grace
On behalf of: Cardrona Village Ltd **Organisation:** Lands and Survey

Point Number 31019.1 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Support

Summary of Submission That the inclusion of those parts of the submitter's land (Lot 4 DP 507227, Lots 7-17 DP 440230, Lot 1 DP 310692, Section 47 Block I Cardrona SD) at Cardrona within the Settlement Zone and the associated Commercial Precinct or the associated Visitor Accommodation Sub-zone is retained.

Point Number 31019.2 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the land and riverbed that is to be transferred to the Submitter from the Crown and shown on the Scheme Plan attached as Appendix 1 to the submission be included within the Settlement Zone and have the Visitor Accommodation Sub-zone applied to the land.

Point Number 31019.3 **Category** 2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the boundary between the Settlement Zone (and the associated Visitor Accommodation Sub-zone) and the Rural Zone on the land described as Section 47 Block I Cardrona SD be realigned to the new boundary to be created as a result of the land exchange between the submitter and the Crown as detailed on the Scheme Plan attached as Appendix 1 to the submission.

Point Number	31019.4	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Outstanding Natural Landscape classification be removed from all the land located within the proposed Settlement Zone at Cardrona.		
Point Number	31019.5	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the land within Lots 7, 16 and 17 DP 440230 and Lot 4 DP 507227 located 30 metres from the boundary with Soho Street be included within the Commercial Precinct.		
Point Number	31019.6	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.1-20.1 Purpose
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That text be added to the fourth paragraph in section 20.1 as follows: ... and Cardrona Valley Road "and the hotels at the intersection of Soho Street and Rivergold Way and provides for a mix of retail, commercial, commercial recreation, community and visitor accommodation activities". Throughout ... accommodation activities "and low to medium intensity residential (such as duplex and terrace housing and small-scale apartments) activities."		
Point Number	31019.7	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.1-20.1 Purpose
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the last two sentences of the fourth paragraph in section 20.1 of the District Plan be deleted, or amended by adding the following in the second-to-last sentence: The Cardrona Village Character Guideline 2012 "provides broad design guidance" for all development ... and adding the following to the end of the paragraph: "The Guideline is, however, now dated and in need of review. A review of the Guideline will provide the design basis for Cardrona into the future consistent with the new Settlement Zone provisions. The Guideline will therefore be reviewed, and the new Guideline incorporated into the Cardrona Settlement Zone through a plan change. Until the review is completed the Guideline should be taken into account but does not need to be given effect to."		

Point Number	31019.8	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.2-20.2 Objectives and Policies
Support/Oppose/Neutral: Oppose			
Summary of Submission That Policy 20.2.2.4 be amended by deleting the following words from the policy: "and achieving consistency with the Cardrona Village Character Guideline 2012".			
Point Number	31019.9	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.2-20.2 Objectives and Policies
Support/Oppose/Neutral: Oppose			
Summary of Submission That the following new objective be inserted into section 20.2 of the District Plan, or words to like effect: "Comprehensive master planned mixed use development is enabled within the Settlement Zone at Cardrona to provide for local and visitor convenience and to support the local economy and tourist attractions, in a way that will maintain the character and amenity of the existing village, and protect the Outstanding Natural Landscape within the wider Cardrona valley from inappropriate development."			
Point Number	31019.10	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.2-20.2 Objectives and Policies
Support/Oppose/Neutral: Oppose			
Summary of Submission That the following policy be added to section 20.2 of the District Plan, or words to like effect: "Provide for a mix of retail, commercial recreation, community, visitor accommodation and above ground floor level residential activities within the Commercial Precinct of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape."			
Point Number	31019.11	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.2-20.2 Objectives and Policies

Support/Oppose/Neutral: Oppose

Summary of Submission That the following new policy be added to section 20.2 of the District Plan, or words to like effect: "Provide for a mix of visitor accommodation and low to medium density residential (such as duplex and terrace housing and small-scale apartments) activities within the Visitor Accommodation Sub-zone of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape."

Point Number	31019.12	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.4-20.4 Rules - Activities
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That the variation to add the matter of discretion "At Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion 20.4.7 (a) to (j)" be rejected.

Point Number	31019.13	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.4-20.4 Rules - Activities
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That a new permitted activity rule be inserted into Table 20.4 as follows, or words to like effect: "Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities."

Point Number	31019.14	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.4-20.4 Rules - Activities
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That the following permitted activity rule be inserted into Table 20.4: "Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - P".

Point Number	31019.15	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.4-20.4 Rules - Activities
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That a restricted discretionary activity rule be added to Table 20.4 for buildings (including ancillary activities) within the Commercial Precinct and/or Visitor Accommodation Sub-zone at Cardrona identified on the Planning Maps, with matters of discretion restricted to (or words to like effect):

- "a. the location, nature and scale of activities within buildings;
- b. design, scale and appearance of buildings;
- c. parking, access and traffic generation;
- d. landscaping;
- e. signage platforms;
- f. noise;
- g. servicing;
- h. hours of operation, including in respect of ancillary activities;
- i. design, scale and appearance of buildings;
- j. location and screening of recycling and waste; and
- k. natural hazards."

Point Number	31019.16	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the following exclusion be added to Standard 20.5.1 in Table 20.5 of the District Plan (or words to like effect): "Except that this standard shall not apply to residential activities within the Cardrona Settlement Zone where multiple unit residential development is provided for on sites. There shall be no minimum site sizes in the Commercial Precinct or the Visitor Accommodation Sub-zone at Cardrona. Subdivision will be provided around existing buildings or development and/or in accordance with an approved land use consent."

Point Number	31019.17	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.6-Variation to PDP Chapter 27 - Subdivision and Development
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That the following new controlled activity rule be inserted into Table 27.7, or words to like effect:

"Cardrona Settlement Zone: Subdivision around existing buildings and development and/or subdivision in accordance with an approved land use consent within the Cardrona Settlement Zone that complies with standard x and/or standard y.

x. Prior to subdivision around existing buildings and development occurring, all development must meet one of the following matters:

- a. have existing use rights; or
- b. comply with the relevant Zone and District Wide rules; or
- c. be in accordance with an approved land use resource consent.

y. Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans."

Point Number	31019.18	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.6-Variation to PDP Chapter 27 - Subdivision and Development
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That the proposed variation to add "Cardrona" to Rule 27.6.1 be rejected.

Point Number	31019.19	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the proposed Variation to add Rule 20.5.5.2 be rejected.

Point Number	31019.20	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the exception to the minimum road boundary setback for Cardrona in Rule 20.5.7.1(b) be amended so that it reads as follows: "At Cardrona, where buildings can be built up to the road boundary."

Point Number	31019.21	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That standard 20.5.8 be amended so that part (b) related to Cardrona is deleted and replaced with the following, or words to like effect: The length of any building façade above the ground floor level shall not exceed 16m, "except that within the Commercial Precinct at Cardrona, the length of any building façade above the ground flood level shall not exceed 20m, without appropriate modulation and/or recession being provided within building façade."

Point Number	31019.22	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 20.5.9 be amended so that (i) only applies at Glenorchy and a new standard (ii) is inserted to apply to Cardrona, worded as follows (or words to like effect): "All buildings within the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings."

Point Number	31019.23	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That notified Rule 20.5.12 be retained as notified.

Point Number	31019.24	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 20.5.14 be amended by adding an exception as follows, or words to like effect: "Recession planes do not apply on sites located within the Commercial Precinct at Cardrona."

Point Number	31019.25	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.3-20.3 Other Provisions and Rules
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 20.6.2 be amended as follows:

...

a. Buildings located within a Commercial Precinct (Rule 20.4.6) "and the Visitor Sub-zone at Cardrona"

b. Visitor accommodation "and residential dwellings" located within a Visitor Accommodation Sub-zone or Commercial Precinct (Rule 20.4.7)

...

Point Number	31019.26	Category	6-Stage 3 - General
---------------------	----------	-----------------	---------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That any other similar or alternative decision as is necessary to provide for the general outcome that is being sought by the changes requested in the submission, including retention of the operative Rural Visitor Zone.

Submitter Number:	31020	Submitter:	Simon Peirce
On behalf of:	Aurora Energy Limited	Organisation:	Gallaway Cook Allan Lawyers Dunedin

Point Number	31020.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the Proposed District Plan recognises the strategic and lifeline importance of all parts of the electricity network.

Point Number 31020.2 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission be provided.

Point Number 31020.3 **Category** 6-Stage 3 - General

Support/Oppose/Neutral: Oppose

Summary of Submission That, in the event that the amendments set out in the submission are not implemented, the Proposed District Plan be withdrawn.

Point Number 31020.4 **Category** 1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.6 be amended as follows:

Remove the word 'and' from the end of provision e.

Add the word 'and' at the end of provision f.

Add the following as a new matter of control as provision g. 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or subject site any adverse effects on that infrastructure.'

Point Number 31020.5 **Category** 1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.7 be amended as follows:

Remove the word 'and' from the end of provision d.

Add the word 'and' to the end of provision e.

Add a new matter of control as provision f. as follows 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure.'

Point Number	31020.6	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.6 be amended as follows:

Add a new provision as e. as follows 'Rule 46.4.6 The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11).'

Add a new provision as f. as follows 'Rule 46.4.7 Farm Building'.

Point Number	31020.7	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That 46.6 be amended to include a new rule as follows:

46.6.X For any application for resource consent where Rules 46.4.6(g) and 46.4.7(f) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.

Point Number	31020.8	Category	1-46 Rural Visitor Zone > 1.3-46.3 Other Provisions and Rules
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That 46.3.3 be amended to add a new provision as follows:

Advice Note:
46.3.3.X New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”)

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”) is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

To assist plan users in complying with NZECP 34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps.

For the balance of Aurora’s network plan users are advised to consult with Aurora’s network maps at www.auroraenergy.co.nz or contact Aurora for advice.

Submitter Number:	31021	Submitter:	Derek McLachlan
Organisation:	Corbridge Estates Limited Partnership		
Point Number	31021.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Chapter 46 (Rural Visitor Zone) be rejected.		
Point Number	31021.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the submitter's land at 707 Wanaka Luggate Highway comprising approximately 322 hectares (legally identified as Sec 65 BLK IV Lower Wanaka SD, Pt Sec 64 BLK IV Lower Wanaka SD, Sec 67 BLK IV Lower Wanaka SD, Sec 66 BLK IV Lower Wanaka SD, Sec 1 BLK II Lower Wanaka SD) located between the Clutha River and Wanaka Luggate Highway/State Highway 6 be re-zoned from Rural Zone to Rural Visitor Zone.		
Point Number	31021.3	Category	1-46 Rural Visitor Zone > 1.1-46.1 Purpose

Support/Oppose/Neutral: Oppose

Summary of Submission That 46.1 (Rural Visitor Zone Purpose) be amended as follows:

The Rural Visitor Zone provides for visitor industry activities to occur in locations that can absorb the effects of development without compromising landscape values within the District's rural land resource. By providing for visitor industry activities, the Zone recognises the contribution that the visitor industry, associated services and facilities make to the economic and recreational values of the District. The primary method of managing land use and development will be directing sensitive and sympathetic development to where the landscape can accommodate change, and the adverse effects on landscape values from land use and development will be cumulatively minor. The design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward ensuring buildings are not visually dominant over rural open space and are integrated into the landscape. The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the more sensitive Outstanding Natural Landscapes within the Zone with the exception being for onsite staff accommodation (including staff related to construction of the facilities within the zone) ancillary to commercial recreation and visitor accommodation activities.

Point Number	31021.4	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Objective 46.2.1 be amended as follows:

Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate locations to a scale that maintain or enhances the District's landscape values.

Point Number	31021.5	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.1 be amended as follows:

Provide for innovative and appropriately located and designed visitor accommodation, including ancillary commercial activities and onsite staff accommodation, recreation and commercial recreation activities where landscape values will be maintained or enhanced.

Point Number	31021.6	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.2 be amended as follows:

Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's attractions, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.

Point Number	31021.7	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.1.3 be retained as notified.

Point Number	31021.8	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.4 be amended as follows:

Recognise the remote location of some of the District's Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including construction of facilities themselves and onsite staff accommodation.

Point Number	31021.9	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.1.5 be retained as notified.

Point Number	31021.10	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.6 be amended as follows:

Ensure that any land use or development not otherwise anticipated in the Zone, protects or enhances landscape values and nature conservation values relative to the landscape classification of each Rural Visitor Zone.

Point Number	31021.11	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.7 be amended as follows:

Avoid residential activity within Outstanding Natural Landscapes with the exception of enabling onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities and the construction of facilities.

Point Number	31021.12	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new objective be added as follows: 46.2.X Objective - Within the Cobridge Rural Visitor Zone, provide for rural visitor activity to be established in locations that do not conflict with Wanaka Airport Activities.		
Point Number	31021.13	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new Policy be added as follows: 46.2.X.1 Provide for rural visitor activity while: a. providing for and consolidating buildings within the Corbridge Rural Visitor Zone in locations that will not conflict with Wanaka Airport Activity, including suitably locating activities that may otherwise conflict with Wanaka Airport's Outer Control Boundary. b. encouraging activity types that will compliment activities or demands generated by Wanaka Airport activities. c. Ensuring that adequate residential activities and staff accommodation is provided so that growth associated with the development of the zone does not exacerbate the shortage of housing supply in Wanaka.		
Point Number	31021.14	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Objective 46.2.2 be amended as follows: Buildings and development that have a visitor industry related use are enabled where landscape character and visual amenity values are appropriately		

maintained or enhanced relative to the landscape classification of each Rural Visitor Zone.

Point Number	31021.15	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the opening text of Policy 46.2.2.1 be amended as follows:

Protect the landscape values of the Zone and the surrounding Rural Zone landscapes by:

(...)

Point Number	31021.16	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the opening text of Policy 46.2.2.2 be amended as follows:

Land use and development, in particular buildings, shall maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding landscapes by:

(...)

Point Number	31021.17	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new rule be added as 46.4.X to make any activity not in accordance with the Corbridge Structure Plan a Non-Complying activity.

Point Number	31021.18	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 46.4.5 be amended to make Informal Airports within the Corbridge Rural Visitor Zone a Non-Complying Activity.		
Point Number	31021.19	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule 46.4.X be added into Table 46.4 which makes Residential Activity not provided for by Rules 46.4.2 and 46.4.3 but located in accordance with the Corbridge Structure Plan a Restricted Discretionary activity, with discretion being restricted to the relationship of the proposed residential activity with surrounding rural visitor activities. And, amend rule 46.4.13 to provide an exception to the new rule proposed above.		
Point Number	31021.20	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the Hotel area of the Corbridge Structure Plan, with a non-complying activity status if breached.		
Point Number	31021.21	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the visitor accommodation area of the Corbridge Structure Plan to be 12m, with a non-complying activity status if breached.		
Point Number	31021.22	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.5.3 be amended to provide for a maximum ground floor area within the Hotel area of the Corbridge Structure Plan to be 1000m², with a restricted discretionary status if breached with the same matters of discretion as currently listed by Rule 46.5.3.

Point Number	31021.23	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.5.4 be amended as follows:

Setback of buildings from natural waterbodies

(...)

Point Number	31021.24	Category	1-46 Rural Visitor Zone
---------------------	----------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That a final Corbridge Structure Plan be inserted into Chapter 46 Rural Visitor Zone.

Submitter Number:	31022	Submitter:	James Gardner-Hopkins
--------------------------	-------	-------------------	-----------------------

On behalf of:	Malaghans Investments Limited	Organisation:	JGH Barrister
----------------------	-------------------------------	----------------------	---------------

Point Number	31022.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That Lot 1 DP 19171 and Lot 2 DP 19171 totaling approximately 11.9 hectares located on the right of Skippers Road approximately 9.8 km from the intersection of Skippers Road and Coronet Peak Road be included within the Rural Visitor Zone and the previous zoning and overlays be removed.

Point Number	31022.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Chapter 46 (Rural Visitor Zone) be adopted given that amendments sought in this submission or issues raised in this submission are made.		
Point Number	31022.3	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new Rule 46.5.1.3 be added to increase the permissible building height from 6 m to 8 m.		
Point Number	31022.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That any other additional or consequential relief, including but not limited to the maps, issues, objectives, policies, rules, discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.		

Submitter Number:	31023	Submitter:	Nicolle Vincent
On behalf of:	Fire and Emergency New Zealand	Organisation:	BECA
Point Number	31023.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.4-20.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the variation to Rule 20.4.6 be amended as follows: Within Commercial Precincts identified on the Planning Maps: Buildings Activity Status = Controlled Activity Control is reserved to: a. design, scale and appearance of buildings; b. signage platforms; c. lighting; d. landscaping; e. servicing; g. natural hazards; f.		

At Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion 20.4.6(a) to (e).

Point Number	31023.2	Category	1-46 Rural Visitor Zone > 1.10-Variation to Chapter 36 Noise:
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the variation to 36.5.2 be amended as follows: [zone sound is received in]... Open space and Recreation Zone, except the Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones At any point within the site, the noise limits during the times specified except for emergency services and emergency warning sirens. (...)

Point Number	31023.3	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That rule 46.4.6 be retained as notified.

Point Number	31023.4	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new rule be added as follows: 46.4.X Emergency Service Facilities Activity Status: Controlled Activity Control is reserved to: a. Vehicle maneuvering, parking and access, safety and efficiency; b. Location, design and external appearance of buildings; c. Locational, functional and operational requirements; d. Community safety and resilience; e. Landscaping

Point Number	31023.5	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.5.1.1 be amended as follows: The maximum height of buildings shall be 6m (except for emergency services as 7m).

Point Number	31023.6	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral: Oppose			
Summary of Submission That rule 46.5.1.2 be amended as follows: Within the Water Transport Infrastructure Overlay identified on the District Plan maps the maximum height of buildings shall be 4m (Except for emergency services as 7m).			
Point Number	31023.7	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral: Support			
Summary of Submission That Rule 46.5.7 be retained as notified.			
Point Number	31023.8	Category	6-Stage 3 - General
Support/Oppose/Neutral: Oppose			
Summary of Submission That any further or consequential relief that may be necessary to address the matters raised in this submission be provided.			

Submitter Number:	31024	Submitter:	Matthew Day
On behalf of:	Wayfare	Organisation:	Wayfare
Point Number	31024.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the Operative District Plan provisions as they relate to Walter Peak Rural Visitor Zone (on the land Wayfare sought to be rezoned Rural Visitor Zone under its submissions on the Proposed District Plan Stage 1) be retained, or Amend the Rural Visitor Zone provisions as they relate to Walter Peak so that they have materially the same effect as the Operative District Plan provisions; or Withdraw Walter Peak from the proposed Rural Visitor Zone provisions and			

engage with Wayfare to develop a bespoke regime for the area, potentially including a new zone (the "Walter Peak Tourism Zone"); Redraft the provisions applying to the Walter Peak Rural Visitor Zone, or redraft as a bespoke Walter Peak Tourism Zone to achieve outcomes which generally: i) Reinforce the appropriateness of setting aside the Walter Peak land for tourism development, including as part of the anticipated environmental outcomes for the District ii) Protect the existing tourism and transport facilities to and at Walter Peak, and enable their expansion and diversification iii) Enable tourism development including any ancillary activities iv) Enable residential development v) Encourage the restoration and enhancement of indigenous vegetation vi) Promote development which supports and enables the restoration and enhancement of indigenous vegetation vii) Permit or control the location and design of buildings, with discretion restricted only to buildings located along the lakefront (excluding Beach Bay) viii) Permit the use and ongoing development of trails ix) Control earthworks above permitted activity thresholds x) Permit commercial recreation xi) Permit visitor accommodation and hospitality xii) Permit residential visitor accommodation xiii) Permit industrial activity that is ancillary to permitted activities xiv) Permit staff/worker accommodation xv) Permit residential development xvi) Permit farming, maintenance, landscaping xvii) Permit works associated with natural hazard mitigation xviii) Permit or control utilities and electricity generation activities xix) Enable water transport activities and infrastructure in Beach Bay that is integrated with land use development within the Rural Visitor Zone xx) Exclude/exempt activities within the Walter Peak Rural Visitor Zone from having to conform to the standards in the District Wide Chapters. Include appropriate bespoke provisions to the Walter Peak Rural Visitor Zone where necessary. xxi) Do not include any prohibited or non-complying activities within the Walter Peak Rural Visitor Zone xxii) Include a non-notification provision so that applications for resource consent will not be publicly notified or served on affected parties.

Point Number	31024.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the Outstanding Natural Landscape classification in Walter Peak Rural Visitor Zone be removed, or clarify that the Outstanding Natural Landscape provisions do not apply to the Rural Visitor Zone.

Point Number	31024.3	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Support

Summary of Submission That the provisions which apply to the Water Transport Infrastructure Overlay be retained as notified.

Point Number	31024.4	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the Water Transport Infrastructure Overlay be increased so that it applies over the entire Beach Bay area.

Point Number 31024.5 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the Rural Visitor Zone at Walter Peak be extended to include the adjoining legal roads, marginal strip and Beach Bay Reserves.

Point Number 31024.6 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That rule 46.5.6.2 relating to the number of people that can participate in commercial recreation activities, be retained as notified.

Point Number 31024.7 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the strategic provisions be amended if deemed necessary or appropriate, to support the amendments which relate to this submission.

Point Number 31024.8 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be made.

Submitter Number: 31025 **Submitter:** Morgan Fallowfield

On behalf of:	Ministry of Education	Organisation:	BECA
Point Number	31025.1	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new policy be added as follows: 46.2.1.X Enable educational facilities to establish throughout the Rural Visitor Zone, ensuring that the scale and effects of these activities do not adversely affect visitor accommodation, commercial recreation and ancillary commercial activities.		
Point Number	31025.2	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new activity be added to Table 46.4 be added as follows: 46.4.X Educational Facilities: Restricted Discretionary Council's discretion shall be restricted to the following matters: 1. The extent to which it is necessary to locate the activity within the Rural Visitor Zone. 2. Reverse sensitivity effects of adjacent activities. 3. The extent to which the activity may adversely impact on the transport network. 4. The extent to which the activity may adversely impact on the streetscape. 5. The extent to which the activity may adversely impact on the noise environment.		
Point Number	31025.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That any consequential changes to provisions to give effect to the relief sought in the submission be provided.		
Point Number	31025.4	Category	6-Stage 3 - General

Support/Oppose/Neutral: Oppose

Summary of Submission That the following definition from the National Planning Standards be included within the Proposed District Plan: Community Facility: means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

Point Number 31025.5 **Category** 6-Stage 3 - General

Support/Oppose/Neutral: Oppose

Summary of Submission That the following definition from the National Planning Standards be included in the Proposed District Plan: Educational Facility: means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.

Submitter Number: 31026 **Submitter:** Sean Dent
On behalf of: Totally Tourism Limited **Organisation:** Southern Planning

Point Number 31026.1 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the Arthurs Point Medium Density Residential Zone and applicable provisions be retained as notified.

Point Number 31026.2 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the Arthurs Point Visitor Accommodation Sub-Zone and applicable provisions be retained as notified.

Point Number 31026.3 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the provisions for Visitor Accommodation to be undertaken within the proposed Medium Density Residential Sub-Zone and the Visitor Accommodation Sub-Zone in Arthurs Point as a Restricted Discretionary Activity be retained as notified.

Point Number 31026.4 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Support

Summary of Submission That the Rural Outstanding Natural Landscape Zoning and applicable provisions in Arthurs Point be retained as notified.

Point Number 31026.5 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Arthurs Point Building Restriction Area be extended to align with the Right of Way easement areas on Lot 3 DP 376799 and Lot 1 DP 20925 (identified in Figure 2 of this submission) and provides for all built form in these areas to be treated as a non-complying activity.

Point Number 31026.6 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That any similar alternative, consequential and/or other relief as necessary to address the issues raised in this submission be provided.

Submitter Number: 31027 **Submitter:** Michael and Louise Lee

Organisation: airey consultants ltd

Point Number	31027.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That Cardrona is zoned Rural Visitor Zone.			
<hr/>			
Point Number	31027.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That commercial, retail or service activities in addition to those provided for by Rules 46.4.2 and 46.4.3 are allowed for either as a Restricted Discretionary or Discretionary activity for the whole zone or in the alternative, for the commercial precinct.			
<hr/>			
Point Number	31027.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That commercial activities should be allowed along Soho Street to its intersection with Rivergold Way if not throughout Cardrona.			
<hr/>			
Point Number	31027.4	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.8-Amendments to the Cardrona Character Guideline 2012
Support/Oppose/Neutral: Support			
Summary of Submission That the Cardrona Village Character Guidelines 2012 be retained as notified.			
<hr/>			
Point Number	31027.5	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
Support/Oppose/Neutral: Support			
Summary of Submission That the 12 metre building height limit be retained as notified.			

Point Number	31027.6	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the building coverage in the visitor accommodation precincts should be 80%.		
Point Number	31027.7	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the 3 metre road setback is supported or a 1 metre setback for standalone houses on individual/communal titles; but the rules allow terraced houses/apartments that have no internal setbacks if created on a lot but complies with the 1 metres setback on the external side and rear boundaries.		
Point Number	31027.8	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the requirement for buildings to have a gable roof form in Cardrona be rejected.		
Point Number	31027.9	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.6-Variation to PDP Chapter 27 - Subdivision and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Rural Visitor Zone in Cardrona have no minimum lot area.		
Point Number	31027.10	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the Cardrona Settlement zone be rejected.

Point Number	31027.11	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That intent of the Cardrona Settlement Zone to allow for commercial activities including retail be retained as notified.

Point Number	31027.12	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That an 80% lot coverage apply in Cardrona.

Point Number	31027.13	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That in Cardrona the zone allow for 3 metre front yards and 1 metre side yards on lot boundaries with no restrictions between apartments/terraced housing developments within a lot.

Point Number	31027.14	Category	1-46 Rural Visitor Zone
---------------------	----------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That an equivalent amount of land that has been rezoned Rural Zone at the northwestern end of the eastern side of the Cardrona River be added to the western side of the actual river location to balance the Rural Visitor Zone and the Rural areas to those under the current District Plan.

Point Number	31027.15	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That some commercial activities be allowed in the middle of the Cardrona village.			
<hr/>			
Point Number	31027.16	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the commercial precinct extent along Soho Street to Rivergold Way or that commercial activities become a restricted discretionary or discretionary activity within the Cardrona Settlement Zone.			
<hr/>			

Submitter Number:	31028	Submitter:	Natasha Rivai
On behalf of:	Goldstream Properties Limited	Organisation:	The Property Group
<hr/>			
Point Number	31028.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That the notified zoning and standards as they relate to Arthurs Point be rejected.			
<hr/>			
Point Number	31028.2	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That the Operative District Plan Rural Visitor Zone at Arthurs Point be retained.			
<hr/>			
Point Number	31028.3	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards

Support/Oppose/Neutral: Support

Summary of Submission That the standard for glare (Rule 46.5.3) be retained as notified.

Point Number 31028.4 **Category** 1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards

Support/Oppose/Neutral: Support

Summary of Submission That 46.5.4 (setback of buildings from waterbodies) be retained as notified.

Point Number 31028.5 **Category** 1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.5.5 (setback of buildings) be retained as notified.

Point Number 31028.6 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That zoning standards in Arthurs Point focus on enabling both residential and visitor accommodation of varying scale that supports the existing character, amenity and environment.

Point Number 31028.7 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Operative District Plan Rural Visitor Zone and standards be retained on the submitter's property at 146 Arthurs Point Road.

Submitter Number:	31030	Submitter:	christine byrch
Point Number	31030.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the purpose of the Rural Visitor Zone be written more clearly.		
Point Number	31030.2	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That 46.5.7 (Informal Airports) be amended so that the activity status for non compliance is non-complying.		
Point Number	31030.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Proposed District Plan stipulates restrictions on the extent of the Rural Visitor Zone.		
Point Number	31030.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Proposed District Plan provide clear guidelines describing what areas (if any) are suitable for the Rural Visitor Zone.		

Submitter Number:	31031	Submitter:	Scott Freeman
On behalf of:	Arthurs Point Woods Limited Partnership	Organisation:	Southern Planning Group

Point Number	31031.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That the Medium Density Residential Zone and Visitor Accommodation Sub-zone on 155 Arthurs Point Road (Lot 3 DP 331294) be retained as notified.			
Point Number	31031.2	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That the zone purpose (8.1) for the Medium Density Residential Zone that deals with increased densities for residential development be retained.			
Point Number	31031.3	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.1 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.			
Point Number	31031.4	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.2 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.			
Point Number	31031.5	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.3 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.			

Point Number	31031.6	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That Rule 8.4.6.2 that provides for three or more residential units as a permitted activity within the Medium Density Residential Zone be retained.		
Point Number	31031.7	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That the seventh paragraph of the zone Purpose (8.1) of the Medium Density Residential Zone about visitor accommodation be retained.		
Point Number	31031.8	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That Objective 8.2.11 and relevant supporting policies that seek to enable visitor accommodation in the Medium Density Residential Area be retained.		
Point Number	31031.9	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That Rule 8.4.11 that provides for visitor accommodation as a restricted discretionary activity within the Visitor Accommodation Sub-zone be retained.		
Point Number	31031.10	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That Rule 8.6.1.2 that provides for visitor accommodation within the Visitor Accommodation Sub-Zone to be processed without limited or public notification and no written approval of affected persons be retained as notified.		

Point Number	31031.11	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That the permitted height of 8 m for the Medium Density Residential Zone in Rule 8.5.1.2 be retained for Arthurs Point.		
Point Number	31031.12	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a restricted discretionary activity resource consent be required to build between 8 m and 12 m on 155 Arthurs Point Road, with matters of discretion for buildings being building design, appearance, sunlight access, and amenity/privacy effects.		
Point Number	31031.13	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That buildings which exceed 12 m in the Medium Density Residential Zone at 155 Arthurs Point Road require a non-complying resource consent.		
Point Number	31031.14	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a 20 m setback from the northern boundary of 155 Arthurs Point Road be imposed for buildings the exceed 8 m in height.		
Point Number	31031.15	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 8.5.5 is amended as it relates to 155 Arthurs Point Road as follows: The maximum site density shall be one residential unit per 250 m2 net site area, "or one residential unit per site for any site less than 250 m2 net site area".		

Point Number	31031.16	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 8.5.8 be amended so that the minimum road setback requirement is 1.5 m for the Medium Density Residential Zone at Arthurs Point.			
Point Number	31031.17	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That such further or consequential or alternative amendments are made that are necessary to give effect to the submission.			

Submitter Number:	31032	Submitter:	Scott Freeman
On behalf of:	QRC Shotover Limited	Organisation:	Southern Planning Group
Point Number	31032.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That the proposed Medium Density Residential Zone and Visitor Accommodation Sub-Zone on the submitter's land at 157 Arthurs Point Road (Lot 2 DP 331294) be retained as notified.			
Point Number	31032.2	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That the zone purpose (8.1) for the Medium Density Residential Zone that deals with increased densities for residential development be retained.			

Point Number	31032.3	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.1 and its associated policies which support residential density within the Medium Density Residential Zone be retained.			
Point Number	31032.4	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.2 and its associated policies which support residential density within the Medium Density Residential Zone be retained.			
Point Number	31032.5	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.3 and its associated policies which support residential density within the Medium Density Residential Zone be retained.			
Point Number	31032.6	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Rule 8.4.6.2 that provides for three or more residential units as a permitted activity within the Medium Density Residential Zone be retained.			
Point Number	31032.7	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That the seventh paragraph of the Medium Density Residential Zone Purpose (8.1) be retained.			

Point Number	31032.8	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Objective 8.2.11 and its associated policies be retained.			
<hr/>			
Point Number	31032.9	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Rule 8.4.11 be retained.			
<hr/>			
Point Number	31032.10	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Support			
Summary of Submission That Rule 8.6.1.2 be retained.			
<hr/>			
Point Number	31032.11	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 8.5.1.2 be amended to provide for a permitted building height of 8 m for the Medium Density Residential Zone at Arthurs Point.			
<hr/>			
Point Number	31032.12	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 8.5.1.2 be amended to provide for buildings between 8 m and 12 m in height as a restricted discretionary activity with matters of discretion relating to building design, appearance, sunlight access, amenity/privacy effects.			
<hr/>			
Point Number	31032.13	Category	4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 8.5.1.2 be amended to specify buildings greater than 12 m in height as non-complying activities.

Point Number 31032.14 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That such further or consequential or alternative amendments necessary to give effect to the submission be provided.

Submitter Number: 31033 **Submitter:** Scott Freeman

On behalf of: Matakauri Lodge Limited **Organisation:** Southern Planning Group

Point Number 31033.1 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the Rural Visitor Zone be applied to the submitter's land at 569 Glenorchy-Queenstown Road (Lot 2 DP 27037 and Section 1-2 Survey Office Plan 434205). This site has an area of 3.6 hectares, is located on the southern side of Glenorchy-Queenstown Road and is approximately 8 km west of the centre of Queenstown.

Point Number 31033.2 **Category** 1-46 Rural Visitor Zone > 1.1-46.1 Purpose

Support/Oppose/Neutral: Support

Summary of Submission That 46.1 is retained as notified.

Point Number 31033.3 **Category** 1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective -

Visitor accommodation,
commercial recreation and
ancillary commercial activities

Support/Oppose/Neutral: Support

Summary of Submission That Objective 46.2.1 be retained as notified.

Point Number	31033.4	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.1.1 be retained as notified.

Point Number	31033.5	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.1.2 be retained as notified.

Point Number	31033.6	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
---------------------	---------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.1.3 be retained as notified.

Point Number	31033.7	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral: Support			
Summary of Submission That Policy 46.2.1.4 be retained as notified.			
<hr/>			
Point Number	31033.8	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral: Support			
Summary of Submission That Policy 46.2.1.5 be retained as notified.			
<hr/>			
Point Number	31033.9	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral: Support			
Summary of Submission That Policy 46.2.1.6 be retained as notified.			
<hr/>			
Point Number	31033.10	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral: Support			
Summary of Submission That Policy 46.2.1.7 be retained as notified.			

Point Number	31033.11	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Objective 46.2.2 be retained as notified.

Point Number	31033.12	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.1 be retained as notified.

Point Number	31033.13	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.2 be retained as notified.

Point Number	31033.14	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.3 be retained as notified.

Point Number	31033.15	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.4 be retained as notified.

Point Number	31033.16	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.5 be retained as notified.

Point Number	31033.17	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.4.2 be retained as notified.

Point Number	31033.18	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.4.6 be retained as notified.

Point Number	31033.19	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.4.12 be retained as notified.

Point Number	31033.20	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.5.1 be retained as notified.

Point Number	31033.21	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.5.2 be retained as notified.

Point Number	31033.22	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.5.5 be retained as notified.

Point Number	31033.23	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission That Rule 46.6 be retained as notified.

Point Number	31033.24	Category	1-46 Rural Visitor Zone
---------------------	----------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That further or consequential or alternative amendments necessary to give effect to the submission be provided.

Submitter Number: 31034 **Submitter:** Nigel Paragreen
On behalf of: Otago Fish and Game Council **Organisation:** Otago Fish and Game Council

Point Number 31034.1 **Category** 1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.1 be retained as notified.

Point Number 31034.2 **Category** 1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.3 be retained as notified.

Point Number 31034.3 **Category** 1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh

Support/Oppose/Neutral: Support

Summary of Submission That Policy 46.2.2.4 be retained as notified.

Point Number	31034.4	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	That Rule 46.4.10 be retained as notified.		
Point Number	31034.5	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	That Rule 46.4.11 be retained as notified.		
Point Number	31034.6	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the words "Except for the Arcadia Rural Visitor Zone" are inserted at the start of Rule 46.5.6.1.		
Point Number	31034.7	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 46.5.6.1 be amended as follows: the word 'and' be deleted from the end of matter of discretion (d), the word 'and' be added to the end of matter of discretion (e), a new matter of discretion be added as (f) as follows 'effects on nearby recreation use and amenity values'.		
Point Number	31034.8	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That an additional Rule 46.5.8 be added as follows: 'Commercial Recreation Activity in the Arcadia Rural Visitor Zone must meet the standards described in Rule 21.9.1' with a Discretionary non-compliance status.		

Point Number	31034.9	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 46.5.7 be amended as follows: Informal Airports: Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming Activities, Informal Airports shall not exceed 15 flights per week except for the Arcadia Rural Visitor Zone. Within the Arcadia Rural Visitor Zone, informal airports must meet the standards in Rule 21.10.2. Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure). Non-compliance status: Discretionary.			
Point Number	31034.10	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 46.6(d) is amended to read as follows: 'Rules 46.5.6 and 46.5.8 commercial recreational activities.'			
Point Number	31034.11	Category	1-46 Rural Visitor Zone > 1.6-46.6 Non-Notification of Applications
Support/Oppose/Neutral: Oppose			
Summary of Submission That Rule 46.6 is amended to add an additional provision as follows 'e. Rule 46.5.7 informal airports.'			
Point Number	31034.12	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Support			
Summary of Submission That the intent of the notified Rural Visitor Zone to provide more control over the type of development that may occur within the Zone be retained as notified.			
Point Number	31034.13	Category	1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That consideration be given to the impacts of development and commercial recreation activities with large groups close to the wilderness reserve near the Arcadia Rural Visitor Zone.

Point Number 31034.14 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Support

Summary of Submission That the mapping of the Rural Visitor Zone High Landscape Sensitivity Area and Moderate-High Landscape Sensitivity Area be retained as notified.

Submitter Number: 31035 **Submitter:** Vanessa Robb

On behalf of: Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green **Organisation:** Anderson Lloyd

Point Number 31035.1 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the Wakatipu Basin Rural Amenity Zone over the submitter's land on the south-western side of Morven Ferry Road, Arrow Junction, approximately 750m north of the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rejected.

Point Number 31035.2 **Category** 1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That the submitter's land at Morven Ferry Road, Arrow Junction, approximately 750m north of the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rezoned Rural Visitor Zone with sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B' or that the submitter's land is rezoned to the Operative District Plan Rural Visitor Zone with the sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B'.

Point Number	31035.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That all of the amendments sought to the Operative District Plan Rural Visitor Zone specific to the Morven Ferry Rural Visitor Zones set out in the submitter's submission on Stage 1 of the Proposed District Plan Review be implemented.		
Point Number	31035.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That alternative, consequential, or necessary additional relief to give effect to this submission be provided.		
Point Number	31035.5	Category	1-46 Rural Visitor Zone > 1.1-46.1 Purpose
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That 46.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.		
Point Number	31035.6	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Objective 46.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.		
Point Number	31035.7	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.1-46.2.1 Objective - Visitor accommodation,

commercial recreation and ancillary commercial activities

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.1.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.

Point Number	31035.8	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.

Point Number	31035.9	Category	1-46 Rural Visitor Zone > 1.2-46.2 Objectives and Policies > 1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Policy 46.2.2.2 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.

Point Number	31035.10	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.4.7 be amended to include the following text: The rule does not apply to the Morven Ferry Rural Visitor Zones. Farm Buildings in the Morven Ferry Rural Visitor Zones are permitted.

Point Number	31035.11	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be inserted in Table 46.4 as 46.4.x which provides for 'Commercial activities in the Morven Ferry Rural Visitor Zones' as a restricted discretionary activity.		
Point Number	31035.12	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be inserted in Table 46.4 as 46.4.xx that provides for 'Residential activities in the Morven Ferry Rural Visitor Zones' as a discretionary activity.		
Point Number	31035.13	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 46.4.13 be amended to read as follows: Residential activity except as provided for in Rules 46.4.2, 46.4.3 and 46.4.xx.		
Point Number	31035.14	Category	1-46 Rural Visitor Zone > 1.4-46.4 Rules - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 46.4.14 be amended to read as follows: Commercial, retail or service activities except as provided for in Rules 46.4.2, 46.4.3 and 46.4.x.		
Point Number	31035.15	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Rule 46.5.1 be amended to include an additional limb as follows:		

45.5.1.3: The maximum height of buildings in the Morven Ferry Rural Visitor Zone shall be 8m, except for agricultural and viticultural buildings where the maximum height of buildings shall be 10m.

Non compliance status: Non complying.

Point Number	31035.16	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 46.5.2 be amended to read as follows: 46.5.2.1 The maximum ground floor area of any building shall be 500m². ; 46.5.2.2 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone A shall be 1500m². ; 46.5.2.3 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone B shall be 3000m².

Point Number	31035.17	Category	1-46 Rural Visitor Zone > 1.5-46.5 Rules - Standards
---------------------	----------	-----------------	--

Support/Oppose/Neutral: Oppose

Summary of Submission That a new rule be inserted into Table 46.5 as 46.5.x to read as follows: Setback from Roads Buildings shall be setback a minimum of 35m from Morven Ferry Road. Non compliance: Restricted Discretionary with discretion restricted to: a. Nature and scale; b. Reverse Sensitivity effects; and c. Functional need for buildings to be located within the setback.

Point Number	31035.18	Category	1-46 Rural Visitor Zone > 1.7-Variation to Earthworks Chapter 25:
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 25.5.5 be amended to provide an exception for the Morven Ferry Road Visitor Zones.

Point Number	31035.19	Category	1-46 Rural Visitor Zone > 1.7-Variation to Earthworks Chapter 25:
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Rule 25.5.6 be amended to include the Morven Ferry Rural Visitor Zones.

--

Submitter Number:	31036	Submitter:	Mark Butson
Point Number	31036.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Settlement Zone and Visitor Accommodation Sub-Zone are extended to cover all of Lot 2 DP 411508, with an area of 2.6ha that fronts the western side of Cardrona Valley Road, approximately 140m north of Soho Street.		

Submitter Number:	31037	Submitter:	James Gardner-Hopkins
On behalf of:	Gibbston Valley Station Limited	Organisation:	JGH Barrister
Point Number	31037.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That part of the submitter's site (Gibbston Valley Station, Lot 4 DP 27586), having an approximate area of 160 hectares, located south of Gibbston Valley Road and accessed off Resta Road as shown in Annexure A to the submission be rezoned to Rural Visitor Zone.		
Point Number	31037.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	That Chapter 46 (Rural Visitor Zone) be retained as notified.		
Point Number	31037.3	Category	1-46 Rural Visitor Zone

Support/Oppose/Neutral: Oppose

Summary of Submission That any other additional or consequential changes be made to the Proposed District Plan that will fully give effect to the matters raised in the submission.

Submitter Number: 31038 **Submitter:** Vanessa Robb

On behalf of: Robert Stewart **Organisation:** Anderson Lloyd

Point Number 31038.1 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Arthurs Point Outstanding Natural Landscape (ONL) boundary be amended so that the entirety of Lot 1 DP 515200 at 201 Arthurs Point Road is excluded from the ONL classification (i.e. the deletion of the ONL boundary as amended by Stage 3 of the PDP and the re-instatement of the ONL boundary as per the Stage 1 Decision Version of the PDP as it applies to Lot 1).

Point Number 31038.2 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Arthurs Point Urban Growth Boundary (UGB) be amended so that the entirety of Lot 1 DP 515200 at 201 Arthurs Point Road is included within the UGB (i.e. the deletion of the UGB as amended by Stage 3 of the PDP and the re-instatement of the UGB as per the Stage 1 Decisions Version of the PDP as it applies to Lot 1).

Point Number 31038.3 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Building Restriction Area over part of Lot 1 DP 515200 at 201 Arthurs Point Road be rejected.

Point Number	31038.4	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the Rural zoning proposed over part of Lot 1 DP 515200 at 201 Arthurs Point Road be deleted.		
Point Number	31038.5	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the default activity status for subdivision in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone be a controlled activity .		
Point Number	31038.6	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the construction of all buildings in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone be made a controlled activity.		
Point Number	31038.7	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That all Visitor Accommodation and Residential Visitor Accommodation activities be made a controlled activity in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone.		
Point Number	31038.8	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That if submission point 31038.10 is not accepted, Lots 1 and 2 DP 515200 at 201 Arthurs Point Road be rezoned to the Operative District Plan Rural Visitor		

Zone, or in the alternative rezoned to the Proposed District Plan Rural Visitor Zone subject to amendments to the Rural Visitor Zone to recognise the level of existing and consented residential and visitor development in Arthurs point and the ability of Lots 1 and 2 to absorb additional development.

Point Number	31038.9	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That alternative, consequential, or necessary additional changes be made to give effect to the matters raised in the submission.

Point Number	31038.10	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That Lots 1 and 2 DP 515200 at 201 Arthurs Point Road be rezoned Medium density Residential Zone with a Visitor Accommodation subzone, subject to the amendments to the MDRZ as set out in submission points 31038.5, 31038.6 and 31038.7.

Submitter Number:	31039	Submitter:	Dave Henderson
--------------------------	-------	-------------------	----------------

On behalf of: Cardona Cattle Company Limited

Point Number	31039.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That 3207 Gibbston Highway, being Lot 8 DP 402448, with an area of 113.4ha, located at Victoria Flats, Gibbston on the western side of the Kawarau River, is rezoned to Rural Visitor Zone.

Point Number	31039.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose			
Summary of Submission That Chapter 46 is adopted subject to the amendments sought to include part of Lot 8 DP 402448 within the Rural Visitor Zone in submission 31039.1.			
Point Number	31039.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That any additional relief to give effect to the matters raised in the submission is given.			

Submitter Number:	31040	Submitter:	John Edmonds
On behalf of:	Coronet Peak Properties Limited	Organisation:	John Edmonds and Associates
Point Number	31040.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That 161 Arthurs Point Road, that contains the Swiss-Belresort Coronet Peak and 10-pin bowling alley, contained within Lot 1 DP 376236 and Lot 2 DP 3762362 with a land area of approximately 1.5ha, be rezoned to High Density Residential Zone with that land referenced as the Arthurs Point Terrace precinct or neighbourhood.			
Point Number	31040.2	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral: Oppose			
Summary of Submission That the balance of the Arthurs Point neighbourhood notified as Medium Density Residential be zoned High Density Residential, with reference to that land as the Arthurs Point Terrace precinct or neighbourhood.			
Point Number	31040.3	Category	4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That any additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, matters of control or discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.

Point Number	31040.4	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That 46.1 be amended as follows: (...) Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point Terrace, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

Point Number	31040.5	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new objective be added to 9.2 as follows; 9.2.X Objective - Arthurs Point Terrace: Enhance and develop the amenity, character and unique streetscape qualities of the Arthurs Point Terrace neighbourhood.

Point Number	31040.6	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new policy be added to 9.2 as follows; 9.2.X.X To provide a range of residential and visitor accommodation options within the neighbourhood that positively contribute to the amenity and character of the area.

Point Number	31040.7	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission	That a new policy be added to 9.2 as follows; 9.2.X.X To promote a distinct streetscape for the neighbourhood that is based upon a shared and integrated public realm.		
Point Number	31040.8	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new policy be added to 9.2 as follows: 9.2.X.X To develop a high density residential neighbourhood that is characterised by 4-5 level buildings, and where the effects of additional building height is offset by topography.		
Point Number	31040.9	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new policy be added to 9.2 as follows: 9.2.X.X Encourage buildings to be located to address the street, with car parking generally located behind or between buildings		
Point Number	31040.10	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new policy be added to 9.2 as follows: 9.2.9.5 Ensure that the design of buildings contribute positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.		
Point Number	31040.11	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be added to 9.4.6 as follows: 9.4.6X Visitor Accommodation including licensed premises within a visitor accommodation development in Arthurs Point Terrace Activity Status: Controlled Control is restricted to: a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings.		

Point Number	31040.12	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new rule be added to 9.5.3.4 as follows: 9.5.3.4a Except sites within the Arthurs Point Terrace where a maximum building height of 12m applies.		
Point Number	31040.13	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the following be added to 29.8.41.1: (...) f. When calculating the overall parking requirements for a development, the separation of area into different activities (for the purposed of b. above) will be required where the gross floor area of an activity (or public floor space or other such measurement that the standards for the relevant activity is based upon) exceeds 10% of the total gross floor space of the development. The total parking requirement for any development shall be the sum of the requirements for each area.		

Submitter Number:	31041	Submitter:	J Semple (The Secretary)
On behalf of:	Arthurs Point Outstanding Natural Landscape Society Inc	Organisation:	Arthurs Point Outstanding Natural Landscape Society Inc
Point Number	31041.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Support		
Summary of Submission	That the removal of the Rural Visitor Zone from Arthurs Point be retained as notified.		
Point Number	31041.2	Category	4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the location of the [Arthurs Point] Medium Density Residential Zone is amended so that it is not within, or directly adjoining Outstanding Natural Features or Outstanding Natural Landscapes.

Point Number 31041.3 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That appropriate controls are included to ensure development within the Medium Density Residential Zone (or any other subsequent zone adopted) will not have adverse effects on Outstanding Natural Features and Outstanding Natural Landscapes.

Point Number 31041.4 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Proposed Building Restriction areas are extended.

Point Number 31041.5 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That all properties within Outstanding Natural Landscapes and containing Outstanding Natural Features are zoned Rural.

Point Number 31041.6 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the locations of the Outstanding Natural Landscape and Urban Growth Boundaries on the planning maps be amended to protect the Outstanding Natural Landscapes and Outstanding Natural Features of Arthurs Point.

Point Number 31041.7 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That any other additional or consequential relief is made to fully give effect to the matters raised in the submission.

Point Number 31041.8 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That rules be included which make buildings and all other activities within Building Restriction Areas a prohibited activity.

Submitter Number: 31042 **Submitter:** John Edmonds

On behalf of: Arthurs Point Land Trustee Limited **Organisation:** John Edmonds and Associates Limited

Point Number 31042.1 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the Building Restriction Area be removed from Lot 1-3 DP 300462, Lot 2 DP 24233 and Lot 1 DP 384462 (182 Arthurs Point Road) and replace it with a BRA that accurately represents the terrace edge at the western end of the mid-terrace only.

Point Number 31042.2 **Category** 4-Arthurs Point Rural Visitor Zone Review

Support/Oppose/Neutral: Oppose

Summary of Submission That the upper and mid-terraces at 182 Arthurs Point Road, located between Arthurs Point Road and Shotover River, contained within Lot 1-3 DP 300462, Lot 2 DP 24233 that have a total area of 14.17ha, be rezoned to High Density Residential Zone with that land referred to as the Arthurs Point Terrace precinct or neighbourhood.

Point Number	31042.3	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the balance of the land currently proposed as Medium Density Residential in the Arthurs Point community be zoned High Density Residential and refer to that land as the Arthurs Point Terrace precinct or neighbourhood.		
Point Number	31042.4	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That 46.1 be amended as follows: (...) Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point Terrace, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.		
Point Number	31042.5	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new objective be added to 9.2 as follows: 9.2.X Objective - Arthurs Point Terrace Enhance and develop the amenity, character and unique streetscape qualities of the Arthurs Point Terrace neighbourhood.		
Point Number	31042.6	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That a new Arthurs Point Terrace policy be added to 9.2 as follows:		

9.2.X.X To provide a range of residential and visitor accommodation options within the neighbourhood that positively contribute to the amenity and character of the area.

Point Number	31042.7	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new Arthurs Point Terrace policy be added to 9.2 as follows:

9.2.X.X To promote a distinct streetscape for the neighbourhood that is based upon a shared and integrated public realm.

Point Number	31042.8	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new Arthurs Point Terrace policy be added to 9.2 as follows:

9.2.X.X To develop a high density residential neighbourhood that is characterised by 4-5 level buildings, and where the effects of additional building height is offset by topography.

Point Number	31042.9	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	---------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new Arthurs Point Terrace policy be added to 9.2 as follows:

9.2.X.X Encourage buildings to be located to address the street, with car parking generally located behind or between buildings

Point Number	31042.10	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new Arthurs Point Terrace policy be added to 9.2 as follows:

9.2.9.5 Ensure that the design of buildings contribute positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

Point Number	31042.11	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new rule be added to 9.4.6 as follows:

9.4.6X Visitor Accommodation including licensed premises within a visitor accommodation development in Arthurs Point Terrace

Activity Status: Controlled

Control is restricted to:

- a. The location, nature and scale of activities;
- b. Parking and access;
- c. Landscaping;
- d. Noise;
- e. Hours of operation, including in respect of ancillary activities; and
- f. The external appearance of buildings.

Point Number	31042.12	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That a new rule be added to 9.5.3.4 as follows:

9.5.3.4a Except sites within the Arthurs Point Terrace where a maximum building height of 12m applies.

Point Number	31042.13	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That the following be added to 29.8.41.1:

(...)

f. When calculating the overall parking requirements for a development, the separation of area into different activities (for the purposed of b. above) will be required where the gross floor area of an activity (or public floor space or other such measurement that the standards for the relevant activity is based upon) exceeds 10% of the total gross floor space of the development. The total parking requirement for any development shall be the sum of the requirements for each area.

Point Number	31042.14	Category	4-Arthurs Point Rural Visitor Zone Review
---------------------	----------	-----------------	---

Support/Oppose/Neutral: Oppose

Summary of Submission That any additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, matters of control or discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.

Submitter Number:	31043	Submitter:	Richard and Sarah Burdon
--------------------------	-------	-------------------	--------------------------

On behalf of: Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon

Point Number	31043.1	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That the property 1208 & 1905 Makarora - Lake Hawea Road (SH6), being the Lake Hawea Holiday Park located on the south-western shore of Lake Hawea, made up of Lots 1 DP 418972 (1.39ha), Lot 2 DP 418972 (5.56ha) and Sec 2 Block II Lower Hawea Survey District SO 13368 (15.68ha) be rezoned to Rural Visitor Zone.

Point Number	31043.2	Category	1-46 Rural Visitor Zone
---------------------	---------	-----------------	-------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission That should Lake Hawea Holiday Park, 1208 & 1905 Makarora - Lake Hawea Road (SH6), being Lots 1 & 2 DP 418972 and Sec 2 Block II Lower Survey District SO 13368, be rezoned Rural Visitor Zone, that specific rules are sought for alternative height controls, with an 8 meter height control for land close to the hill and 5.5 meters for land closer to the lake as shown in the 'Proposed Height Areas' map attached to submission 31043.

Submitter Number:	31044	Submitter:	Nicola Roth-Biester
Point Number	31044.1	Category	4-Arthurs Point Rural Visitor Zone Review
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That further consideration be given in regard to the inclusion of Arthurs Point within the urban area of Queenstown.		

Submitter Number:	31045	Submitter:	Russel Ibbotson
On behalf of:	Albert Town Village Holdings Ltd		
Point Number	31045.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Lot 1 DP 388147, that has an area of 0.49 hectares, located on the corner of Albert Town - Lake Hawea Road and Templeton Street, is rezoned to allow for commercial/visitor accommodation activities.		

Submitter Number:	31046	Submitter:	Judith & Russell Brown
--------------------------	-------	-------------------	------------------------

Point Number	31046.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That 2347 Cardrona Valley Road, Cardrona being Lot 1 DP 26402 with an area of 0.6ha, located on the eastern side of the road approximately 80m south of the intersection with Rivergold Way, be rezoned as Cardrona Settlement Zone.			
Point Number	31046.2	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That 2347 Cardrona Valley Road, Cardrona being Lot 1 DP 26402 be excluded from the Outstanding Natural Landscape classification.			

Submitter Number:	31047	Submitter:	Jenny Roberts
Point Number	31047.1	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the Cardrona Character Guidelines are rejected until it resolves the lack of open recreational space.			
Point Number	31047.2	Category	2-Variation to Chapter 20 - Cardrona Settlement Zone
Support/Oppose/Neutral: Oppose			
Summary of Submission That the Cardrona Character Guidelines are rejected until additional car-parking that is not privately owned is addressed.			

Submitter Number:	31053	Submitter:	Brett Giddens
On behalf of:	John & Jill Blennerhassett	Organisation:	Town Planning Group Ltd
<hr/>			
Point Number	31053.1	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the approximately 34.4 hectare site at 280 Wanaka-Mt Aspiring Road, West Wanaka, commonly referred to as 'Barn Pinch Farm' and 'The Olive Grove', legally described as Lot 1 DP 367753, be re-zoned Rural Visitor Zone.		
<hr/>			
Point Number	31053.2	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That Chapter 46 is adopted subject to the amendments sought in the submission.		
<hr/>			
Point Number	31053.3	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That the policy and rule framework of Chapter 46 be amended to provide for residential activity alongside visitor accommodation activities within the Rural Visitor Zone.		
<hr/>			
Point Number	31053.4	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		

Summary of Submission	That the provisions of Chapter 46 be amended so that rural land that is not within an Outstanding Natural Landscape is provided for within the Rural Visitor Zone.		
Point Number	31053.5	Category	1-46 Rural Visitor Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	That any additional changes are made to give effect to the matters raised in the submission.		

Submitter Number:	31074	Submitter:	Vanessa Robb
On behalf of:	Lloyd James Veint	Organisation:	Anderson Lloyd
Point Number	31074.1	Category:	1-46 Rural Visitor Zone
Position:	Oppose		
Summary of Submission	That the provisions of Chapter 35 be amended to be more enabling of temporary filming activities in the Arcadia RVZ, to the same extent that temporary filming activities are enabled in the Rural Zone;		
Point Number	31074.2	Category:	1-46 Rural Visitor Zone
Position:	Oppose		
Summary of Submission	That Rule 35.4.7(a) be amended so that the permitted number of persons participating in temporary filming activities at any one time is increased from 50 to 200 for the Arcadia RVZ;		
Point Number	31074.3	Category:	1-46 Rural Visitor Zone
Position:	Oppose		
Summary of Submission	That Rule 35.4.7(b) and/or (c) be amended so that the limit on the duration of temporary filming activities in the Arcadia RVZ is as permissive as for the Rural Zone		

Point Number	31074.4	Category:	1-46 Rural Visitor Zone
Position:	Oppose		
Summary of Submission	That Rule 35.4.7(e) be amended to allow for the use of land as an informal airport as part of a filming activity in the Arcadia RVZ.		
Point Number	31074.5	Category:	1-46 Rural Visitor Zone
Position:	Oppose		
Summary of Submission	For alternative, consequential, or necessary additional relief to promote and encourage temporary filming activities in the Arcadia RVZ where effects on landscape are appropriately mitigated, or to otherwise give effect to the matters raised generally in this submission.		

Submitter Number:	31075	Submitter:	Chris Streat
On behalf of:	Arthurs Point Protection Society Inc (APPS)		
Point Number	31075.1	Category:	3-Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.2-VARIATION TO CHAPTER 36 NOISE
Position:	Oppose		
Summary of Submission	That in the Rural Visitor Zone at Arthurs Point, retain the current 50 Dba Leq 15 minutes noise standard, rather than the 50 Ldn noise standard for helicopters.		
Point Number	31075.2	Category:	4-Arthurs Point Rural Visitor Zone Review
Position:	Oppose		
Summary of Submission	That in the Arthurs Point Rural Visitor Zone, informal airports be made a non-complying activity, with the removal of 15 flights per week as a permitted activity.		