

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 18
Stage 3 and 3b
Proposed District Plan

**REPLY OF AMY NARLEE BOWBYES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**PLANNING: SETTLEMENT ZONE AND LOWER DENSITY SUBURBAN
RESIDENTIAL ZONES - TEXT**

**LAKE MCKAY PARTNERSHIP LIMITED (SUBMISSION 3196) – REZONING
REQUEST**

4 September 2020

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1. INTRODUCTION

1.1 My name is Amy Narlee Bowbyes. I prepared the section 42A report¹ (**s42A**) and one statement of rebuttal² for the Townships Review³ (Stage 3), Cardrona (Stage 3B) and Lake McKay Partnership Ltd (**3196**) rezoning request, filed in Hearing Stream 18. My qualifications and experience are set out in my s42A.

1.2 I attended the hearing for all submitters relevant to this evidence and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following submissions:

- (a) Lake McKay Partnership Limited (**3196**) rezoning request;
- (b) Kingston Village Limited (**3306**); Greenvale Station Limited (**3435**); Kingston Lifestyle Properties Limited (**3297**);
- (c) Wayfare Limited (**31022**); Cardrona Alpine Resort Limited (**31018**);
- (d) Quartz Commercial Group (**3328**);
- (e) National Policy Statement on Urban Development 2020 as it relates to the Townships Review text and Lake McKay Partnership Limited (**3196**) rezoning request.

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Recommended Revised Chapter 20; and
- (b) **Appendix B:** Final recommendations on submissions.

2. LAKE MCKAY PARTNERSHIP LIMITED (SUBMISSION 3196) – REZONING REQUEST

2.1 The Panel sought clarification on whether the lower terrace at the Lake McKay site, located north of Atkins Road, would act as a landscape defensible boundary, in the event the rezoning submission is accepted. Mr Jones (landscape expert for Council) confirmed at

1 Dated 18 March 2020.

2 Dated 12 June 2020.

3 Being the Settlement Zone and the 'up-zonings' to Lower Density Suburban Residential Zone.

the Hearing on 2 July 2020, that the zone boundary would not be a sufficient 'defensible boundary' – rather an urban growth boundary (**UGB**) or similar mechanism would likely be needed to limit any further future expansion of the Settlement Zone (**SETZ**) north of the submission site.

2.2 In my view the risk of subsequent ad-hoc expansion of the SETZ north of the submission site would be low as the PDP⁴ directs that rural land outside of UGBs is not to be used for urban development (unless a plan change amends the UGB and zones additional land for urban development purposes). While there is not scope to apply a UGB through Stage 3⁵, in my view it is not necessary as the PDP clearly directs that rural land shall be rezoned prior to any urban development occurring outside a UGB, preventing the risk of future ad-hoc expansion.

2.3 Mr Jones has considered the visual impact of development anticipated by the SETZ on the northern side of Atkins Road and has conferred with Mr Espie and Mr Curley (for Lake McKay) regarding appropriate measures to avoid the appearance of a 'hard' urban edge, viewed from the State Highway and beyond. Mr Jones has confirmed⁶ in his Reply that he is satisfied the following additional provisions would achieve this outcome:

- (a) Insert a new policy under Objective 20.2.2 that applies specifically to the SETZ located on the northern side of Atkins Road, which ensures that buildings are adequately set back from any northern boundary adjoining the Rural Zone, fencing is restricted, and landscaping is implemented to achieve a soft landscaped edge at the interface of the SETZ and the Rural Zone;
- (b) Insert a new standard in Rule 20.5.7 which specifically applies to the SETZ on the northern side of Atkins Road, prescribing a minimum setback for buildings of 6m from any

4 Policies 4.2.2.21 and 4.2.23.

5 As a UGB was not mapped in the notified version and no submissions have sought a UGB at Luggate.

6 Matthew Jones Reply statement paragraphs 4.1 – 4.5.

north-eastern and north-western boundary adjoining the Rural Zone⁷;

- (c) Insert a new standard in Table 20.5 which applies specifically to the SETZ on the northern side of Atkins Road requiring that any fencing located on or within 6m of any north-eastern and north-western boundary adjoining the Rural Zone, shall be visually permeable⁸ and extend no more than 1.2m above ground level, with non-complying activity resource consent required for breaches of the standard.
- (d) Insert a new matter of discretion in part 27.7 of the Subdivision Chapter 27 to provide discretion for landscaping in conjunction with subdivision of the SETZ on the northern side of Atkins Road, applied specifically at any north-eastern or north-western boundary adjoining the Rural Zone.

2.4 The above provisions have been drafted with significant input from Mr Curley for the submitter and I understand that Mr Curley supports the recommended drafting in **Appendix A**.

2.5 I consider that the costs of the site-specific provisions outlined above would be outweighed by the benefits of up-zoning the land north of Atkins Road due to the resultant residential yield, efficient use of infrastructure, and logical extension to the Luggate urban area. In my view the provisions would assist with softening the visual impact of urban development, which would have positive outcomes at the interface with the Rural Zone. Furthermore, in my view the site-specific provisions achieve a more appropriate boundary treatment compared to that which may have arisen as a result of the permitted boundary treatment under the Rural Residential Zoning applied to the submission site in Stage 1 of the Plan review.

⁷ This setback is the same as that of the Rural Residential Zone, pursuant to Rule 22.5.4.1. The Rural Residential Zone was applied to the submission site in Stage 1 of the Plan Review.

⁸ 'Visually Permeable' is defined in the PDP as *"In reference to a wall, gate, door or fence: Means continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate"*.

2.6 I recommend that the amended provisions are incorporated into the PDP on the basis that they will more effectively and efficiently achieve Strategic Objective 3.2.2, and assist with implementing Strategic Policy 3.2.2.1 and Urban Development Policies 4.2.1.2, 4.2.1.3, 4.2.2.21 and 4.2.23.

2.7 With the incorporation of the amendments shown in **Appendix A**, I maintain my s42A recommendation that the rezoning be accepted in part, as shown in **Appendix B**.

3. **KINGSTON VILLAGE LIMITED (3306) (KVL); GREENVALE STATION LIMITED (3435); KINGSTON LIFESTYLE PROPERTIES LIMITED (3297) (KLP)**

3.1 At the Hearing, the Panel sought clarification from Ms Justice (for KVL and Greenvale Station Limited) on the activity status of the Kingston Flyer operation under the SETZ. Ms Justice's view was that the Kingston Flyer is a Commercial Recreation Activity. For reasons set out below, I agree with this position.

3.2 Commercial Recreational Activities are defined in Chapter 2 PDP as:

Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.

3.3 Mr Grace describes the nature of the Flyer operation in his pre-circulated evidence for KLP (3297)⁹.

3.4 I concur with Ms Justice's view that the Kingston Flyer would fall within the definition of Commercial Recreational Activities. Rule 20.4.9 provides for Commercial Recreation Activities not exceeding 100m² GFA located outside a Commercial Precinct as a Restricted Discretionary Activity. Ms Justice has pointed out that within a

⁹ Evidence of Timothy Adam Grace in support of submission for Kingston Lifestyle Properties Limited, paragraph 29: <https://www.qldc.govt.nz/media/52ymaghn/s3297-kingstonlifestyleproperties-t18-gracet-evidence.pdf>.

Commercial Precinct, Commercial Recreation Activities are Controlled Activities (Rule 20.4.5). I note that the Kingston Flyer buildings are located within the extent of the Commercial Precinct supported by Ms Devlin (for the Council), with the exception of buildings located in the Rural Zone adjoining Lake Wakatipu at the northern terminus.

3.5 The narrow strip of land occupied by the Flyer track is unlikely to accommodate significant built development in conjunction with the Flyer Commercial Recreation Activity, as buildings would likely impede the passage of trains. Consequently, in my view, it is unlikely that the GFA limit in Rule 20.4.9 would be triggered by the Flyer operation.

3.6 In conclusion, I maintain the recommendation in my s42A¹⁰ that the suite of site-specific provisions sought by KLP be rejected, as shown in **Appendix B**.

4. WAYFARE LTD (31022); CARDRONA ALPINE RESORT LTD (CARL) (31018)

4.1 Mr Farrell (for the submitters) provided a written response¹¹ to the Panel's questions issued in Minute 33¹². At paragraphs 12 and 13 of his response Mr Farrell proposes a definition of 'worker accommodation' and states that it is appropriate for worker accommodation to be distinguished from normal residential housing development provided for in the SETZ.

4.2 I have considered Mr Farrell's proposed definition and I maintain the views in my s42A¹³ that differentiating *worker accommodation* from *residential activity* would add significant complexity to the provisions and would result in substantial monitoring and enforcement challenges. Additionally, the future use of a purpose-built worker accommodation facility would be significantly restricted as it could only provide rental accommodation to staff/contractors working for

10 A Bowbyes s42A paragraph 11.9.

11 Ben Farrell, Supplementary Evidence Dated 24 August 2020.

12 Dated 17 August 2020.

13 A Bowbyes s42A paragraphs 3.3 - 3.6.

businesses located within or near a SETZ (applying the parameters of the definition proposed by Mr Farrell).

4.3 If Mr Farrell's definition was applied, once the environmental effects of a worker accommodation facility are established, it may be difficult to differentiate those effects from those of a residential activity. In my view this could result in worker accommodation becoming a 'trojan horse' that sets up an enabling regime for new residential developments that breach the 800m² SETZ minimum permitted residential density¹⁴. In my view this outcome would not be consistent with the SETZ purpose which is to provide for low-density residential living. Additionally, in my view it would not achieve Objective 20.2.1, and would be inconsistent with Policies 20.2.1.1, 20.2.2.1, 20.2.2.2, and 20.2.2.6.

4.4 Breaches to the SETZ density rule¹⁵ trigger the need for a Discretionary Activity resource consent, which in my view would provide a consenting pathway for proposals for residential units that breach the density standard to be considered on their merits without constraints on the nature of subsequent residential occupation.

4.5 I therefore maintain the recommendation in my s42A¹⁶ that the relief sought by CARL and Wayfare to establish an enabling framework for worker accommodation in the SETZ be rejected.

5. QUARTZ COMMERCIAL GROUP (QUARTZ) (3328)

5.1 Mr Williams appeared for Quartz on Wednesday 5 August 2020 and responded to questions from the Panel regarding the suite of provisions sought in the Quartz submission supported by Mr Williams' EIC. I have responded to Mr Williams' EIC in my rebuttal¹⁷, and my views remain unchanged. In summary it is my view that applying the Visitor Accommodation Sub Zone (**VASZ**) to the Quartz site¹⁸, and the notified Lower Density Suburban Residential Zone (**LDSRZ**) provides a consenting pathway for the submitter's development

14 Rule 20.5.1.

15 Rule 20.5.1.

16 A Bowbyes s42A paragraph 3.6.

17 A Bowbyes Rebuttal paragraphs 9.1 - 9.12.

18 As recommended by Ms Devlin in her s42A at section 24.

aspirations. I remain of the view it would be inefficient to tailor a suite of site-specific LDSRZ provisions to align with the specific development aspirations of the submitter when a consenting pathway is provided in the notified LDSRZ.

5.2 Mr Todd also appeared for Quartz on Wednesday 5 August 2020 and advised the Panel that the provisions recommended by Mr Williams could be applied to the entire LDSRZ. I disagree with Mr Todd's interpretation of scope. In my view, any changes sought to the LDSRZ provisions could not be applied to every LDSRZ across the District, as the appropriate planning framework for the land notified in Stage 1 was considered in that stage of the Plan review, and clearly does not form part of Stage 3 (or 3B) of the Plan review.

5.3 Furthermore, the Quartz submission states at paragraph 3, that the specific provisions the submission relates to are... *"[t]he provisions of the Low Density Residential Subzone [sic] (Chapter 7) as they relate to the property"*. The submitter's property is described at paragraph 1 of the submission as being Lot 1 DP 27336. The submission therefore also does not provide scope to apply the proposed provisions to the entire LDSRZ.

5.4 In conclusion, I maintain the recommendation in my s42A¹⁹ and rebuttal²⁰ that the suite of site-specific provisions sought by Quartz be rejected, as shown in **Appendix B**.

6. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

6.1 The NPS-UD was gazetted on 23 July 2020 and replaces the National Policy Statement on Urban Development Capacity 2016. I will address the parts of the NPS-UD that I consider are relevant to Townships Review text and the Lake McKay Partnership Limited rezoning submission (**3196**).

6.2 The NPS-UD applies to planning decisions that affect an "urban environment". The urban environment²¹ includes Albert Town,

¹⁹ A Bowbyes s42A paragraphs 9.3 – 9.10.

²⁰ A Bowbyes Rebuttal paragraphs 9.1 - 9.12.

Luggate and Hāwea, and does not include Cardrona, Glenorchy, Kinloch, Makarora and Kingston.

- 6.3** I consider that the ‘up-zoning’ of Hāwea and Albert Town is consistent with the NPS-UD as it would assist with providing additional development capacity, and would contribute to well-functioning urban environments that can respond to the diverse and changing needs of people, communities and future generations²². Enabling intensification of residential development in Hāwea and Albert Town would also assist with improving affordability and support competitive land and development markets²³.
- 6.4** In my view, the Lake McKay rezoning submission (**3196**) would achieve consistency with the NPS-UD as it would be a logical extension of the Luggate settlement and enable additional residential capacity, whilst maintaining the established low-density character²⁴.
- 6.5** Clause 3.38 of the NPS-UD directs councils to change district plans to remove any objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks for a particular development, land use or activity.
- 6.6** The following notified SETZ rules contain a requirement to comply with minimum car parking standards in Chapter 29 Transport and a matter of Discretion that refers to ‘provision of’ parking:
- (a) 20.5.16 (Residential Visitor Accommodation)
 - (b) 20.5.17 (Homestays)
- 6.7** To achieve compliance with the NPS-UD I recommend that the above rules be deleted from the SETZ, with corresponding amendments to the matters of Discretion for the rules, as shown in **Appendix A**.
- 6.8** The following SETZ provisions in Table 20.4 (Activities Table) include parking as a matter of discretion or control:

21 Statement of Evidence of Craig Barr on behalf of Queenstown Lakes District Council, Strategic Overview for all of Stage 3/3B, dated 18 March 2020, paras 6.7-6.8.

22 NPS-UD Objectives 1 and 4.

23 Ibid, Objective 2.

24 Ibid, Objectives 2 and 6.

- (a) Rule 20.4.5;
- (b) Rule 20.4.7;
- (c) Rule 20.4.9; and
- (d) Rule 20.4.10.

6.9 To achieve compliance with the NPS-UD I recommend that the above matters of discretion and control are amended so they specify *location of parking, traffic safety, manoeuvring and access*, as shown in **Appendix A**.



Amy Narlee Bowbyes

4 September 2020

APPENDIX A
RECOMMENDED REVISED CHAPTER 20 AND VARIATIONS

KEY:

Reply 04/09/2020 recommended changes to notified provisions are shown in blue underlined text to additions and ~~blue strike through text~~ for deletions.

Rebuttal 12/06/2020 recommended changes to notified provisions are shown in green underlined text for additions and ~~green strike through text~~ for deletions.

Section 42A 18/03/2020 recommended changes to notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

Any black underlined or ~~strike through~~ text, reflect the notified variation.

20 Settlement Zone

20.1 Purpose

The Settlement Zone applies to the settlements of Glenorchy, Kinloch, Kingston, Luggate, Makarora and Cardrona. The Zone provides for spatially well-defined areas of low ~~intensity-density~~ residential living. Due to the location of each settlement within rural areas, and as all settlements (except for Luggate) are located amidst Outstanding Natural Landscapes, the location and setting of each settlement are strong contributors to their individual identities.

Historically, settlements have served the function of rural service centres, however over time they have diversified to comprise a range of uses and activities that increasingly provide for the day-to-day needs of both residents and visitors. Settlements can provide opportunities for unique visitor experiences due to their location within distinctive landscape settings, and their relative isolation from the District's major urban centres.

Low density residential activity is provided for throughout the Zone. Visitor Accommodation Sub-Zones and Commercial Precincts on the Planning Maps show locations where visitor accommodation activities, and limited commercial, commercial recreation and community activities, are encouraged to establish. Limited commercial activities are also provided for outside of the Precincts, provided they are small-scale, primarily serve a local convenience purpose, and maintain residential amenity and character.

While development is anticipated within the Zone, some areas are subject to natural hazard risk. Low-lying areas at Glenorchy, Kinloch and Kingston that are susceptible to flooding are shown as 'Historical Flood Zone' on the Planning Maps, with corresponding rules relating to building levels. These rules implement the district-wide policies in Chapter 28 – Natural Hazards.

Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal point of the Cardrona Hotel and Cardrona Valley Road. Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor accommodation activities. The Cardrona Village Character Guideline 2012 applies to all development within the Zone at Cardrona. The guideline identifies the key characteristics that make Cardrona distinctive, and provides guidance on how these characteristics can be incorporated into the design of development.

Commented [AB1]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

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SETTLEMENT ZONE 20

Pursuant to Section 86B(3) of the RMA, Rule 20.5.15 has immediate legal effect.

20.2 Objectives and Policies

20.2.1 Objective – Well designed, low intensity density residential development is enabled within settlements located amidst the wider Rural Zone.

Policies

20.2.1.1 Enable low intensity density residential development that retains character and amenity through the use of minimum lot sizes.

20.2.1.2 Ensure that development is designed in a manner that is consistent with the capacity of infrastructure servicing it.

20.2.1.3 Ensure appropriate on-site wastewater treatment and disposal, having particular regard to:

- a. the method of sewage treatment and disposal;
- b. the location, capacity and design of the proposed on-site wastewater treatment system;
- c. the ability for the on-site wastewater system and run-off to be contained within the boundaries of the subject site regardless of seasonal variations and loading;
- d. the environmental effects of the proposed on-site wastewater treatment system including minimising adverse effects on ecosystem services and values to Manawhenua; and
- e. ensuring the location of vehicle accessways, manoeuvring and stormwater dispersal areas do not adversely affect the functioning of the on-site wastewater system.

20.2.2 Objective – High quality amenity values and residential character are maintained in the Settlement Zone.

Policies

20.2.2.1 Ensure that the height, bulk and location of residential development maintains the low intensity density character, and residential amenity values of the Zone, by maintaining privacy, setbacks and access to sunlight.

20.2.2.2 Provide for net site areas that accommodate low intensity density development with low site coverage by buildings, spacious outdoor areas and sufficient land area for on-site wastewater systems.

20.2.2.3 Ensure that development within the Zone is of low scale to complement the existing low scale of development.

20.2.2.4 Include development controls that reflect key characteristics of development in Settlements, including through building height limits, encouraging gable roof forms in Glenorchy and Cardrona, and achieving consistency with the Cardrona Village Character Guideline 2012.

20.2.2.5 Limit the impact of glare on residential amenity and views of the night sky by way of standards that limit lighting glare and promote lighting design that mitigates adverse effects.

20.2.2.6 Avoid activities that are not consistent with established amenity values or cause inappropriate adverse environmental effects, [or in the case of Electricity sub-transmission infrastructure or](#)

Commented [AB2]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

Commented [AB3]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

Commented [AB4]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

Commented [AB5]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

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Significant electricity distribution infrastructure, if avoidance is not practicable because of the functional needs of infrastructure, then remedy or mitigate.

Commented [AB6]: Aurora (3153)

20.2.2.7 Ensure that buildings in the Settlement Zone located on the lower terrace adjacent to Atkins Road at Luggate are adequately set back from any north-eastern and north-western boundary adjoining the Rural Zone; fencing types along those boundaries is restricted, and landscaping is provided, to achieve a soft landscape edge at the zone boundary as viewed from the State Highway.

Commented [AB7]: Lake McKay Limited Partnership (3196)

20.2.3 Objective – Commercial, community and visitor accommodation activities are predominantly provided for within precincts and sub-zones, are limited in scale, provide for local and visitor convenience, and support the local economy.

Policies

20.2.3.1 Identify Commercial Precincts on the Planning Maps, within which commercial, visitor accommodation and community activities are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.

20.2.3.2 Restrict individual retail activities exceeding 200m² gross floor area, and individual office activities exceeding 100m² gross floor area, that may adversely affect the:

- a. retention and establishment of a diverse range of activities within the Commercial Precinct;
- b. role and function of commercial zones that provide for large scale retailing; and
- c. safe and efficient operation of the transport network.

20.2.3.3 Encourage development within Commercial Precincts to facilitate active transport and recreational opportunities, through design that ensures connectivity with reserves and pedestrian and cycling links.

20.2.3.4 Control the height, scale, appearance and location of buildings within Commercial Precincts to achieve a built form that:

- a. complements the established pattern of development;
- b. positively contributes to the streetscape; and
- c. minimises adverse effects on neighbouring residential activities.

20.2.3.5 Within Commercial Precincts ensure that recycling and waste storage areas are appropriately located and screened to limit adverse visual effects and to assist with maintaining amenity values.

20.2.3.6 Limit the establishment and scale of non-residential activities outside of Commercial Precincts to minimise effects on the residential amenity values and traffic safety and to maintain residential character.

20.2.3.7 Identify Visitor Accommodation Sub-Zones on the Planning Maps to provide for visitor accommodation activities in identified locations, and restrict the establishment of visitor accommodation activities in locations outside the Visitor Accommodation Sub-Zones to ensure that the Zone maintains a residential character.

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- 20.2.3.8 Ensure that the design of buildings for visitor accommodation, commercial and community activities contribute positively to the visual quality of the environment, including through building design, landscaping and response to site context.
- 20.2.3.9 Ensure that visitor accommodation activities and development are appropriately serviced and minimise impacts on roading networks.
- 20.2.3.10 Enable home occupation activities throughout the Zone to provide work-from-home opportunities and reduce travel-dependence for employment, while ensuring that residential amenity is maintained.
- 20.2.3.11 Enable residential visitor accommodation and homestays to establish throughout the Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity.

20.3 Other Provisions and Rules

20.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
Planning Maps		

20.3.2 Interpreting and Applying the Rules

- 20.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant District-wide rules, otherwise resource consent will be required.
- 20.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply.
- 20.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.
- 20.3.2.4 Activities located within the Commercial Precincts and/or Visitor Accommodation Sub-Zones depicted on the Planning Maps must comply with any rule that specifically applies to the

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Commercial Precinct or Visitor Accommodation Sub-Zone and must also comply with any other rule in this chapter, and the district wide rules, otherwise resource consent will be required.

- 20.3.2.5 Proposals resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the prescribed net area for each unit.
- 20.3.2.6 General references to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Settlement Zone.
- 20.3.2.7 **References** to Cardrona mean both the Commercial Precinct and the Visitor Accommodation Sub-zone as identified on the District Plan maps. Individual references to the Cardrona Commercial Precinct or the Visitor Accommodation Sub-zone means that particular overlay only.
- 20.3.2.8 **The** following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

Commented [AB8]: Cl 16 change to adjust numbering with the inclusion of the Stage 3B notified provisions

Commented [AB9]: Cl 16 change to adjust numbering with the inclusion of the Stage 3B notified provisions

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

20.3.3 Advice Notes - General

- 20.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.

20.3.3.2 [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. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.](#)

[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 \[www.auroraenergy.co.nz\]\(http://www.auroraenergy.co.nz\) or contact Aurora for advice.](#)

Commented [AB10]: Aurora (3153)

20.4 Rules – Activities

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.1	Residential unit (including residential flat not otherwise identified in this table)	P
20.4.2	Home occupations	P
20.4.3	Residential visitor accommodation and homestays	P
20.4.4	Informal airports for emergency landings, rescues and fire fighting	P
20.4.5	<p>Within Commercial Precincts identified on the Planning Maps: Commercial activities, commercial recreation activities and community activities</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> hours of operation; location of parking, traffic safety, manoeuvring, access and traffic generation; location and screening of recycling and waste; servicing; and noise. 	C

Commented [AB11]: Amended to achieve consistency with NPS-UD clause 3.38

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.6	<p>Within Commercial Precincts identified on the Planning Maps: Buildings</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> design, scale and appearance of buildings; signage platforms; lighting; landscaping; servicing; natural hazards; and at Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matters of discretion 20.4.6(a) to (e)(f). 	RD
20.4.7	<p>Within Commercial Precincts and/or Visitor Accommodation Sub-Zones identified on the Planning Maps: Visitor accommodation activities (including ancillary activities and buildings)</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the location, nature and scale of activities; location of parking, traffic safety, manoeuvring, access and traffic generation; landscaping; signage platforms; noise; servicing; hours of operation, including in respect of ancillary activities; design, scale and appearance of buildings; location and screening of recycling and waste; natural hazards; and at Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion. 20.4.7(a) to (j). 	RD

Commented [AB12]: C116 change to correct numbering error in Stage 3B notified provisions

Commented [AB13]: Amended to achieve consistency with NPS-UD clause 3.38

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.8	<p>Residential flat, where the wastewater treatment and disposal is on-site</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. on-site wastewater treatment, with particular regard to the design and function of the on-site wastewater system and compatibility with on-site car parking, manoeuvring and stormwater disposal management. 	RD
20.4.9	<p>Commercial activities, commercial recreation activities and community activities located outside a Commercial Precinct that do not exceed 100m² gross floor area</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. the nature of the activity, including whether it functions to service the day-to-day needs of residents and visitors; b. hours of operation; c. signage platforms; d. landscaping; e. location and screening of recycling and waste; f. location of parking, traffic safety, manoeuvring, access and traffic generation; g. noise; h. design, scale and appearance of buildings; i. natural hazards; and j. servicing. 	RD

Commented [AB14]: Amended to achieve consistency with NPS-UD clause 3.38

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.10	<p>Licensed premises located in either:</p> <ul style="list-style-type: none"> a. Commercial Precincts; or b. Visitor Accommodation Sub-Zones, where the licenced premises is ancillary to a visitor accommodation activity. <p>Exemption: It is a permitted activity to sell alcohol :</p> <ul style="list-style-type: none"> (i) to any person who is residing (permanently or temporarily) on the premises; and/or (ii) to any person who is present on the premises for the purpose of dining up until 12am. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the scale of the activity; b. location of parking, traffic safety, manoeuvring, access and traffic generation; c. effects on amenity, including that of adjoining sites and public reserves; d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise; f. hours of operation; g. lighting; and h. servicing. 	RD
20.4.11	Within a Commercial Precinct: service activities (not including any service activity listed in this table as a prohibited activity)	D
20.4.12	Retirement villages	D
20.4.13	Community activities not otherwise identified in this table	D
20.4.14	Licensed premises not otherwise identified in this table	NC
20.4.15	Visitor accommodation not otherwise identified in this table	NC
20.4.16	Commercial activities and service activities not otherwise identified in this table	NC
20.4.17	Activities which are not listed in this table	NC

Commented [AB15]: Amended to achieve consistency with NPS-UD clause 3.38

PART 3

SETTLEMENT ZONE 20

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.18	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building, except where such activities are undertaken as ancillary to a residential activity or as a permitted home occupation.	PR

20.5 Rules - Standards

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.1	<p>Residential density (excluding Makarora)</p> <p>20.5.1.1 For sites with a net site area of 800m² or less, a maximum of one residential unit per site.</p> <p>20.5.1.2 For sites with a net site area greater than 800m², no more than one residential unit per 800m² net site area.</p>	D
20.5.2	<p>Residential density – Makarora only</p> <p>20.5.2.1 For sites with a net site area of 1000m² or less, a maximum of one residential unit per site.</p> <p>20.5.2.2 For sites with a net site area greater than 1000m², no more than one residential unit per 1000m² net site area.</p>	D
20.5.3	<p>Retail and office activities within a Commercial Precinct</p> <p>20.5.3.1 Individual retail activities within a Commercial Precinct shall not exceed 200m² gross floor area.</p> <p>20.5.3.2 Individual office activities within a Commercial Precinct shall not exceed 100m² gross floor area.</p> <p>Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall <u>not</u> be included in the calculation of gross floor area.</p>	NC
20.5.4	<p>Maximum building coverage on any site (excluding buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones)</p> <p>Building coverage shall not exceed 40% on any site.</p>	D

Commented [AB16]: Pounamu Holdings Ltd (3307); Dart River Safaris (3308)

PART 3

SETTLEMENT ZONE 20

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.5	<p>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only</p> <p>20.5.5.1 Within the Commercial Precinct at Cardrona: 80%.</p> <p>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</p> <p>20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site.</p>	D
20.5.6	<p>Home Occupation</p> <p>20.5.6.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>20.5.6.2 The maximum number of two-way vehicle trips shall be:</p> <p>a. Heavy vehicles: 1 per day; and</p> <p>b. All other vehicles: 10 per day.</p> <p>20.5.6.3 Maximum net floor area for the home occupation activity of 60m².</p> <p>20.5.6.4 All home occupation activities and storage of materials shall be indoors.</p>	D
20.5.7	<p>Minimum boundary setbacks</p> <p>20.5.7.1 Road boundary: 4.5m; except:</p> <p>a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.</p> <p>b. At Cardrona, where the minimum setback of any building from roads shall be 3m.</p> <p>20.5.7.2 All other boundaries: Buildings shall be setback a minimum of 2m.</p> <p>20.5.7.3 In the Settlement Zone located on the lower terrace adjacent to Atkins Road at Luggate, buildings shall be</p>	D

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p style="text-align: center;">setback a minimum of 6m from any north-eastern and north-western boundary adjoining the Rural Zone.</p> <p>Exceptions to boundary setbacks:</p> <ol style="list-style-type: none"> a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane; b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings; c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries. 	
20.5.8	<p>Continuous building length</p> <p>The length of any building façade above the ground floor level shall not exceed 16m.</p>	<p style="text-align: center;">RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; and b. At Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matter of discretion 20.5.8(a).

Commented [AB17]: Lake McKay Limited Partnership (3196)

PART 3

SETTLEMENT ZONE 20

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.9	<p>Gable roof form and pitch – Glenorchy and Cardrona only</p> <p>All buildings shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.</p> <p>Exemptions: verandas, lean-to's and other minor roof projections from the primary roof form.</p>	D
20.5.10	<p>Heavy vehicle storage</p> <p>No more than one heavy vehicle shall be stored or parked overnight on any site <u>except within Commercial Precincts and Visitor Accommodation Sub-zones. This standard applies to residential and non-residential activities cumulatively.</u></p>	NC
20.5.11	<p>Glare</p> <p>20.5.11.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>20.5.11.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.</p>	NC
20.5.12	<p>Maximum building height</p> <p>20.5.12.1 Kingston and Kinloch: 7m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.2 Glenorchy: 5.5m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.3 Makarora: 5.5m.</p> <p>20.5.12.4 Luggate: 7m.</p> <p>20.5.12.5 Cardrona: 12m and not more than 3 storeys.</p>	NC
20.5.13	<p>Maximum building height – buildings located within Commercial Precincts (excluding Cardrona)</p> <p>20.5.13.1 Within Commercial Precincts identified on the Planning Maps (excluding Cardrona), buildings may extend up to</p>	NC

Commented [AB18]: Dart River Safaris (3308); Christine & David Benjamin (3223)

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	1.5m above the height specified for each settlement specified in Rule 20.5.12.	
20.5.14	<p>Recession plane:</p> <p>20.5.14.1 Northern boundary: 2.5m and 55 degrees.</p> <p>20.5.14.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>20.5.14.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p> <ol style="list-style-type: none"> Gable end roofs may penetrate the building recession plane by no more than one third of the gable height; and Recession planes do not apply to site boundaries adjoining a road or reserve. <p>Notes: where earthworks are undertaken to raise a building above the flood risk identified on the Planning Maps pursuant to Rule 20.5.19, the recession planes may be applied from the identified flood risk level.</p>	D
20.5.15	<p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Indigenous biodiversity values; Visual amenity values; Landscape character; Open space and the interaction of the development with the water body; Environmental protection measures (including landscaping and stormwater management);

Table 20.5 - Standards for activities in the Settlement Zone		Non-compliance status
		f. Natural hazards; and g. Effects on cultural values of Manawhenua.
20.5.16	Residential visitor accommodation	RD
20.5.16.1	Must not exceed a cumulative total of 90 nights' occupation by paying guests on a site per 12 month period.	Discretion is restricted to:
20.5.16.2	Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site. Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.	a. The location, nature and scale of the activities; b. The location, provision and screening of parking and access;
20.5.16.3	The Council must be notified in writing prior to the commencement of a residential visitor accommodation activity.	c. The management of noise, rubbish and outdoor activities;
20.5.16.4	Up to date records of the residential visitor accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.	d. The compliance of the residential unit with the Building Code as at the date of the building consent;
20.5.16.5	Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.	e. Health and safety provisions in relation to guests;
Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.16.1 to 20.5.16.5.		f. Guest management and complaints procedures;
		g. The keeping of records for Council inspection; and
		h. Monitoring requirements, including imposition of an

Commented [AB21]: Deleted to achieve consistency with NPS-UD clause 3.38

Commented [AB19]: Deleted to achieve consistency with NPS-UD clause 3.38

Commented [AB20]: Consequential change due to deletion of car parking rule

PART 3

SETTLEMENT ZONE 20

Table 20.5 - Standards for activities in the Settlement Zone		Non-compliance status
		annual monitoring charge.
20.5.17	<p>Homestays</p> <p>20.5.17.1 Must not exceed 5 paying guests on a site per night.</p> <p>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p> <p>20.5.17.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.17.3 The Council must be notified in writing prior to the commencement of the Homestay activity.</p> <p>20.5.17.4 Up to date records of the homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.17.1 to 20.5.17.4.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> The location, nature and scale of activities; The location, provision and screening of parking and access; The management of noise, rubbish and outdoor activities; The keeping of records of homestay use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge.
20.5.18	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the Planning Maps.</p>	NC
20.5.19	<p>Flood Risk</p> <p>Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 312.8 masl (412.8 Otago Datum) at Kinloch, Glenorchy and Kingston.</p>	NC
20.5.20	<p><u>Settlement Zone located on the lower terrace adjacent to Atkins Road at Luggate:</u></p>	NC

Commented [AB22]: Deleted to achieve consistency with NPS-UD clause 3.38

Commented [AB24]: Deleted to achieve consistency with NPS-UD clause 3.38

Commented [AB23]: Consequential change due to deletion of car parking rule

Commented [AB25]: Lake McKay Limited Partnership (3196)

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p data-bbox="225 533 847 584"><u>Any fencing located on or within 6m of any north-eastern and north-western boundary adjoining the Rural Zone must be:</u></p> <ul style="list-style-type: none"> <li data-bbox="336 611 587 636">a. <u>visually permeable; and</u> <li data-bbox="336 647 788 672">b. <u>extend no more than 1.2m above ground level.</u> 	

20.6 Non-Notification of Applications

20.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified.

20.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified:

- a. Buildings located within a Commercial Precinct (Rule 20.4.6)
- b. Visitor accommodation located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7)
- c. Residential visitor accommodation (Rule 20.5.16)
- d. Homestays (Rule 20.5.17)

Where a variation is described, the description is shown in *italics*.

Variation to PDP Chapter 7 – Lower Density Suburban Residential

7.5.1	Building Height (for flat sites) 7.5.1.1 Wanaka <u>and Hāwea</u> : Maximum of 7 metres [...]	<i>Non-compliance status:</i> NC
<u>7.5.20</u>	<u>Flood Risk – Hāwea only</u> <u>Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 349.2 masl (449.2 Otago Datum) at Hāwea.</u>	<i>Non-compliance status:</i> NC

Variation to PDP Chapter 25 - Earthworks

25.5.3	<u>Settlement Zone</u>
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Variation to PDP Chapter 27 – Subdivision and Development

<p>27.5.7</p>	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> 1. Lower Density Suburban Residential Zone; 2. Medium Density Residential Zone; 3. High Density Residential Zone; 4. Town Centre Zones; 5. Arrowtown Residential Historic Management Zone; 6. Large Lot Residential Zone; 7. Local Shopping Centre; 8. Business Mixed Use Zone; 9. Airport Zone - Queenstown. <u>10. Settlement Zone</u> <p>[...]</p>						
<p>27.6.1 <i>Insert variation text between row for Large Lot Residential B and row for Rural</i></p>	<table border="1"> <tr> <td data-bbox="360 965 587 1059"><u>Settlement</u></td> <td data-bbox="593 965 820 1059"><u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u></td> <td data-bbox="826 965 1048 1059"><u>800m²</u></td> </tr> <tr> <td></td> <td data-bbox="593 1068 820 1104"><u>Makarora</u></td> <td data-bbox="826 1068 1048 1104"><u>1,000m²</u></td> </tr> </table>	<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m²</u>		<u>Makarora</u>	<u>1,000m²</u>
<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m²</u>					
	<u>Makarora</u>	<u>1,000m²</u>					
<p>27.7.11 <i>Insert variation text between the "All others" row and the "Rural Residential" row</i></p>	<table border="1"> <tr> <td data-bbox="360 1149 587 1225"><u>Settlement</u></td> <td data-bbox="593 1149 820 1225"><u>All Settlements</u></td> <td data-bbox="826 1149 1048 1225"><u>15m x 15m</u></td> </tr> </table>	<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>			
<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>					
<p>27.7.x</p>	<p><u>Settlement Zone located on the lower terrace adjacent to Atkins Road at Luggate:</u></p> <p><u>27.7.x.1 In addition to those matters listed under Rule 27.5.7, when assessing any subdivision of the Settlement Zone located on the lower terrace adjacent to Atkins Road, Luggate, the following additional matter of discretion shall apply:</u></p> <p><u>a. Landscaping of any north-eastern and north-western boundary adjoining the Rural Zone, consistent with Policy 20.2.2.7.</u></p>						
<p>27.7.15.1</p>	<p>Subject to Rule 27.7.15.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:</p> <p>To a Council or community owned and operated reticulated water supply:</p>						

Commented [AB26]: Lake McKay Limited Partnership (3196)

	<p>a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;</p> <p>b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes;</p> <p>c. Millbrook Resort Zone and Waterfall Park Zone.</p> <p><u>d. Settlement Zone at Luggate, Glenorchy, Cardrona and Kingston.</u></p>
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Variation to PDP Chapter 29 - Transport

<p>29.5.14</p>	<p>[...]</p> <p>b. All shared private vehicular accesses serving residential units and/or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, and Low Density Residential Zone <u>and Settlement Zone</u> shall comply with the following standards:</p> <p>(i)</p> <table border="1" data-bbox="357 779 1051 1070"> <thead> <tr> <th data-bbox="357 779 588 1016">The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.</th> <th data-bbox="588 779 820 1016">Formed width (m)</th> <th data-bbox="820 779 1051 1016">Minimum legal width (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="357 1016 588 1043">1 to 6</td> <td data-bbox="588 1016 820 1043">2.75 – 3.0</td> <td data-bbox="820 1016 1051 1043">4.0</td> </tr> <tr> <td data-bbox="357 1043 588 1070">7 to 12</td> <td data-bbox="588 1043 820 1070">5.5 – 5.7</td> <td data-bbox="820 1043 1051 1070">6.7</td> </tr> </tbody> </table> <p>[...]</p>	The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)	1 to 6	2.75 – 3.0	4.0	7 to 12	5.5 – 5.7	6.7
The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)								
1 to 6	2.75 – 3.0	4.0								
7 to 12	5.5 – 5.7	6.7								
<p>29.8.13</p>	<p>Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the:</p> <ul style="list-style-type: none"> • Low Density Residential Zone • Arrowtown Residential Historic Management Zone • <u>Settlement Zone</u> 									

Variations to PDP Chapter 30 – Energy and Utilities

<p>30.5.6.6</p>	<p>e. 11m in any other zone; and</p> <p>f. 8m in any identified Outstanding Natural Landscape; and</p> <p>g. <u>15m in the Commercial Precinct of the Settlement Zone at Cardrona, provided that</u></p> <p>(i) <u>The pole does not breach the height recession planes in Rule 20.5.14, applied at the boundary of the Commercial Precinct with any part of the Settlement Zone at Cardrona located outside the Commercial Precinct;</u></p> <p>(ii) <u>The pole is set 3m back from any road boundary; and</u></p> <p>(iii) <u>The headframe and antenna dimension does not exceed 1.2m.</u></p>
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Commented [AB27]: Spark NZ Ltd and Vodafone (31002)

30.5.6.8	<p>Antennas and ancillary equipment</p> <p>Provided that for panel antennas the maximum width is 0.7m, and for all other antenna types the maximum surface area is no greater than 1.5m² and for whip antennas, less than 4m in length.</p> <p>Where located in the Rural Zone, <u>Settlement Zone at Cardrona</u>, within the Outstanding Natural Landscape or Rural Landscape Classification, antennae must be finished in colours with a light reflectance value of less than 16%.</p>
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Commented [AB28]: Spark NZ Ltd and Vodafone (31002)

Variations to PDP Chapter 31 - Signs

31.2.1.9	<p>In District Plan Zones that are primarily for commercial or mixed use activities, and <u>Settlement Zone Commercial Precincts</u>:</p> <p>a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;</p> <p>b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and</p> <p>c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.</p>
Table 31.6	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Local Shopping Centre Zone</u>.</i></p>
31.7.6.7	<p>Shall not be visible from any Residential Zone or <u>Settlement Zone</u>.</p>
31.7.7.2	<p>Not to be visible from any Residential Zone or <u>Settlement Zone</u>.</p>
Table 31.8	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Large Lot Residential Zone</u>.</i></p>
31.19.4	<p>Discretionary Activities – Signs within Commercial Areas (including <u>Settlement Zone Commercial Precincts</u>)</p>
31.19.5	<p>Discretionary Activities – Signs within Residential Areas and <u>the Settlement Zone</u></p>

31.2.3.3c	<p><i>[Add reference to consistency with] <u>the Cardrona Village Character Guideline 2012</u>.</i></p>
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31.19.3.7	[Add the extent to which the proposal accords with] <u>the Cardrona Village Character Guideline 2012.</u>
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Variation to PDP Chapter 36 - Noise

36.5.2	[...] Arrowtown Residential Historic Management Zone <u>Settlement Zone</u> Rural Residential Zone [...]	Any point within any site	0800h to 2000h	50 dB LAeq(15 min)	NC
			2000h to 0800h	40 dB LAeq(15 min)	

Consequential non-substantive amendments will also be required to the following chapters to replace references to “Township” with “Settlement”:

- a) Chapter 2 - Definitions
- b) Chapter 3 – Strategic Direction
- c) Chapter 4 – Urban Development
- d) Chapter 15 – Local Shopping Centre Zone
- e) Chapter 21 – Rural
- f) Chapter 22 – Rural Residential and Rural Lifestyle
- g) Chapter 27 – Subdivision and Development
- h) Chapter 38 – Open Space and Recreation Zones

Amendments to the Cardrona Character Guideline 2012

The Guideline and the amendments below were notified in Stage 3B. The strike-through and underlining below show the notified amendments to the Guideline, which is available via the following web link:

<https://www.qldc.govt.nz/media/wadeyrq4/pdp-s32-chapter-46-rural-visitor-zone-appendix-5-2019.pdf>

Part 1.1 Purpose of the Guidelines (page 1):

Delete the third paragraph as follows:

~~The guidelines are non-statutory but are intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use these guidelines under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.~~

Add the following after the existing fourth paragraph on page 1

1.1a The Planning Framework

The Queenstown Lakes District Plan provides a planning framework for Cardrona Village through the Settlement Zone Chapter 20.

All owners and designers must refer to the Guidelines as part of undertaking certain types of development where a resource consent is required. The Guidelines will be considered on a case by case basis to the development.

The Guidelines are referenced within the District Plan in the Settlement Zone and Signs Chapter and seeks to inform and guide appropriate development outcomes within the areas governed by this document.

Part 2.1 Structuring Elements (1) (Page 6)

Amend the third paragraph as follows:

The full length of Cardrona Valley Road within the village boundaries is too long to sustain a vibrant retail frontage. ~~The Commercial Precinct overlay as shown on the Plan Maps concentrates Commercial development should therefore be concentrated~~ on the straight stretch of the road either side of the Hotel and around the envisaged village green.

Amend the image at Page 6 as follows:

1. The 'Village Core / Main Street' annotation aligns with the Commercial Precinct as shown on the Stage 3 Plan Maps;
2. The extent of the zone aligns with the Settlement Zone as shown on the Stage 3 Plan Maps;

Part 4.5 Landscaping and Planting in Cardrona Village (Page 28)

Amend the table of planting follows:

1. *Delete the reference to Sorbus aucuparia 'Rowan'.*
2. *Delete the reference to Crataegus monogyna 'Hawthorn'.*

APPENDIX B

FINAL RECOMMENDATIONS ON SUBMISSIONS

No.	Last Name	First Name	On Behalf Of	Point No.	Position	Submission Summary		Planner Recommendation
3013	Condren	Pia		3013.1	Support	That the Variation to Chapter 7 Lower Density Suburban Residential be retained as notified.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Accept
3019	Dodson	Patrick		3019.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3022	Milliken	Debbie		3022.1	Oppose	That the Council retain the current rules for maximum height in Glenorchy's Commercial Precinct.	2.5-20.5 Rules - Standards	Accept
3032	Horne	Chris	Spark, Chorus and Vodafone	3032.3	Oppose	That Rule 30.5.6.6 is amended by adding a new clause to the rule that provides for 15m poles in the Cardrona Settlement Zone, where there is a single operator, and 18m for multiple operators on the same pole.		Reject
3033	McGrannachan	Melissa		3033.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3039	Mitchell	Ben		3039.1	Support	That the rule permitting a residential flat on a site, subject to servicing, be adopted as notified.	2.4-20.4 Rules - Activities	Accept
3039	Mitchell	Ben		3039.2	Support	That the recession planes be adopted as notified	2.5-20.5 Rules - Standards	Accept
3039	Mitchell	Ben		3039.3	Oppose	That the minimum net area for any site in the Lower Density Suburban Residential Zone in Albert Town and Hawea be 400m ² .	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3040	Reid	Vernon		3040.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3043	Reid	Jessica		3043.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3046	Patterson	Gary		3046.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3050	Carvell	Bruce	Bruce and Diane Carvell	3050.1	Oppose	That the notified Settlement Zone be rejected.		Reject
3053	Simmons	Jayne		3053.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3059	Batchelor	Daniel		3059.33	Support	That the 7m setback in Rule 20.5.15 be maintained.	2.5-20.5 Rules - Standards	Accept
3059	Batchelor	Daniel		3059.35	Support	That Rule 20.5.15 be supported as notified.	2.5-20.5 Rules - Standards	Accept
3066	Baker	Rodney		3066.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3077	Thompson	Mark		3077.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3081	Van Der Voorn	Adrian		3081.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3082	McLees	Alastair		3082.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3083	O'leary	Anna		3083.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3084	Wilson	Annabell		3084.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3085	Neilson	Anne		3085.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3086	Nicholson	Beverly		3086.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3087	Mercer	Catherine		3087.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject

3088	Spittles	Cole		3088.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3089	Koot	Daniel		3089.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3090	York	Darren		3090.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3091	Savage	David		3091.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3092	Preston	Donald		3092.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3093	Storm	Geoffery		3093.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3094	Stevens	Graham		3094.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3095	Sutherland	Jane		3095.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3096	Rogers	Jeffery		3096.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3097	Preston	Jennifer		3097.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3098	Smith	Jennifer		3098.8	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3099	Smith	Jeremy		3099.8	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3100	Smith	Jessica		3100.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3101	McCaffery	Jim		3101.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3102	Gouma	Johannes		3102.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3103	Conner	John		3103.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3104	Savage	Kathryn		3104.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3105	Conner	Kerry		3105.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3106	Association	Kingston Community		3106.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3107	Douglas	Laura		3107.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3108	Wilding	Lauren		3108.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3109	Wallace	Chelsea	Southern District Health Board	3109.6	Oppose	That the character of the Settlement Zones is preserved.		Reject
3109	Wallace	Chelsea	Southern District Health Board	3109.7	Oppose	That community amenities be included in growth plans.		Reject
3109	Wallace	Chelsea	Southern District Health Board	3109.8	Oppose	That appropriate three waters infrastructure be put in place prior to further development of land within the Settlement Zones.		Reject

3112	Preston	Lenny		3112.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3113	Alborn	Lucy		3113.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3114	Mackay	Malcolm		3114.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3115	Reyland	Mark		3115.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3116	Bircham	Mathew		3116.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3117	Crawford	Michelle		3117.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3118	Pickens	Noah		3118.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3119	Pickens	Olivia		3119.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3120	Meehan	Paul		3120.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3121	Stone	Peter		3121.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3122	Springles	Priscila		3122.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3123	Stokes	Richard		3123.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3124	Erskine	Roger		3124.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3125	Neilson	Roger		3125.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3126	Gouma	Sheree		3126.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3139	Myles	Nichola		3139.1	Oppose	That Rule 20.5.15 be rejected.	2.5-20.5 Rules - Standards	Reject
3139	Myles	Nichola		3139.2	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3141	Myles	Bryan		3141.1	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3142	Fraser	Trish	Sustainable Glenorchy	3142.1	Oppose	That Settlement Zone rule 20.6.2 be deleted.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require	Reject
3152	Fallowfield	Morgan	Ministry of Education	3152.6	Support	That Policy 20.2.3.3 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3152	Fallowfield	Morgan	Ministry of Education	3152.7	Oppose	That a new policy be added to section 20.2: "Enable educational facilities to establish throughout the Settlement Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity."	2.2-20.2 Objectives and Policies	Reject
3152	Fallowfield	Morgan	Ministry of Education	3152.8	Oppose	That a new restricted discretionary activity, "Educational Facilities", be added to Table 20.4, with the following matters of discretion: 1. The extent to which the location, bulk, scale and built form of building(s) impacts on natural, ecological, landscape and/or historic heritage values. 2. The extent to which the activity may adversely impact on the transport network. 3. Ability to soften the visual impact of buildings from adjoining residential properties. 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. And any consequential changes that give effect to the relief sought in the submission.	2.4-20.4 Rules - Activities	Reject

3153	Peirce	Simon	Aurora Energy Limited	3153.6	Oppose	That Policy 20.2.2.6 be deleted in its entirety, or amended to add the following text to the end of the policy: "or in the case of Regionally Significant Infrastructure, if avoidance is not practicable because of the functional needs of infrastructure then remedy or mitigate." or insert a reference to the provisions of Chapter 30.	2.2.2-20.2.2 Objective - High quality amenity values and residential character are maintained	Accept in part
3153	Peirce	Simon	Aurora Energy Limited	3153.7	Oppose	That 'electricity supply' be added as a matter of discretion where buildings in the Settlement Zone require resource consent.	2.4-20.4 Rules - Activities	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.8	Oppose	That a new rule be added to section 20.6 Non-notification of Applications: "For any application for resource consent where Rule 20.4.6(g) 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." And make a consequential amendment to Rule 20.6.2 to add an exception for the new rule, for example by adding the words "Except as provided for under Rule 20.6.x" at the beginning of Rule 20.6.2.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require the written approval....	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.18	Oppose	That a new matter of discretion be added to Rule 20.4.6: "Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that infrastructure."	2.4-20.4 Rules - Activities	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.19	Oppose	That the following new standard for activities in the Settlement Zone be added to Table 20.5, with 'non-complying' status for breaching the standard: "Setback from Electricity Sub transmission Infrastructure or Significant Electricity Distribution Infrastructure Buildings shall be setback from Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps so as to avoid any adverse effects on that infrastructure 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."	2.5-20.5 Rules - Standards	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.20	Oppose	That the following advice note be added to section 20.3.3: "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 NZECP34(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."	2.3-20.3 Other Provisions and Rules	Accept in part
3155	Osborne	Stephan		3155.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3156	Scothorne	Tegan		3156.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3157	Lagan	Therese		3157.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3158	Taylor	Tim		3158.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3159	Keating	Victoria		3159.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject

3160	Lloyd	Wayne		3160.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3196	Curley	Daniel	Lake McKay Partnership Ltd	3196.1	Oppose	That an area of Lake McKay Station (being part of Lot 1 DP 534249), with an area of 14.4 ha, accessed off Atkins Road, Luggate, adjacent to the northern part of Luggate on the western side of the Wanaka-Luggate Highway, be rezoned from Rural Residential to Settlement Zone, including variations to Chapters 20 and 27.		Accept in part
3196	Curley	Daniel	Lake McKay Partnership Ltd	3196.2	Oppose	That a restricted discretionary status be applied to building within the Building Restriction Area on the subject land, with matters of discretion related solely to the management of natural hazards. Or removal of the Building Restriction Area from the subject land in its entirety.		Reject
3196	Curley	Daniel	Lake McKay Partnership Ltd	3196.3	Oppose	That any necessary changes as a consequence of the changes sought in the submission be made.		Accept in part
3209	Bryce	Nigel	Lakehouse Holdings Limited	3209.2	Support	That Rule 7.4.7 be retained as notified, or any similar amendments with like effect, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.4	Oppose	That 20.1 Purpose be amended to add reference to "Lake Hawea - Domain Acres" and cross-reference to the Structure Plan in Chapter 27.	2.1-20.1 Purpose	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.5	Oppose	That 20.1 Purpose be amended to replace "low intensity" to "low density."	2.1-20.1 Purpose	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.6	Oppose	That Objective 20.2.1 be amended to replace 'low intensity' with 'low density.'	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is enabled	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.7	Oppose	That Policy 20.2.1.1 be amended to replace 'low intensity' with 'low density'	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.8	Support	That Objective 20.2.2 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.9	Oppose	That Policy 20.2.2.1 be amended to replace 'low intensity' with 'low density'.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.10	Oppose	That Policy 20.2.2.2 be amended to replace 'low intensity' with 'low density'.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.11	Oppose	That a new policy be added to section 20.2 for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.2.2-20.2.2 Objective - High quality amenity values and residential character are maintained	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.12	Support	That Rule 20.4.1 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.13	Support	That Rule 20.5.1.1 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.14	Support	That Rule 20.5.4 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.15	Oppose	That Rule 20.5.7.1 be amended to add new clause: "At Lake Hawea - Domain Acres, where the minimum building setback shall be 5m from Domain Road."	2.5-20.5 Rules - Standards	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.16	Oppose	That Rule 20.5.12 be amended to add a new clause: "Lake Hawea - Domain Acres: 7m".	2.5-20.5 Rules - Standards	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.17	Support	That Rule 20.5.14 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.18	Oppose	That the variation to Rule 25.5.3 be amended to clarify that the maximum total volume for earthworks applies to a site, not the Settlement Zone.	2.7.2-Variation to Chapter 25 - Earthworks	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.19	Oppose	That a new objective be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject

3221	Ferguson	Shirley	Streat Developments Limited	3221.20	Oppose	That a new policy be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.21	Oppose	That Rule 27.6.1 be amended to add "Lake Hawea - Domain Acres" to list of settlements following Kingston.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.22	Support	That the 800m ² minimum lot area in Rule 27.6.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.23	Support	That the variation to 27.7.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.24	Support	That variation to Rule 27.7.11 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3221	Ferguson	Shirley	Streat Developments Limited	3221.25	Oppose	That a structure plan be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres as shown in the attachment to the submission.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.26	Oppose	That a residential density of 800m ² be added in respect of Domain Acres block (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.27	Support	That standards in the Settlement Zone for residential activities (Maximum building coverage, maximum building height, road boundaries, internal boundaries, recession planes), be applied to the Domain Acres site (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.28	Oppose	That any consequential amendments be made to give effect to the submission.		Reject
3221	Ferguson	Shirley	Streat Developments Limited	3221.29	Oppose	That a requirement for a 5 metre wide landscaping strip along the Domain Road frontage of the Domain Acres site, to be planted with native species, be added to Chapter 20.		Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.4	Oppose	That 20.1 Purpose be amended to add reference to "Lake Hawea - Domain Acres" and cross-reference to the Structure Plan in Chapter 27.	2.1-20.1 Purpose	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.5	Oppose	That 20.1 Purpose be amended to replace 'low intensity' to 'low density.'	2.1-20.1 Purpose	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.6	Oppose	That Objective 20.2.1 be amended to replace 'low intensity' with 'low density.'	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is enabled	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.7	Oppose	That Policy 20.2.1.1 be amended to replace 'low intensity' with 'low density'	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.8	Support	That Objective 20.2.2 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.9	Oppose	That Policy 20.2.2.1 be amended to replace 'low intensity' with 'low density'.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.10	Oppose	That Policy 20.2.2.2 be amended to replace 'low intensity' with 'low density'.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.11	Oppose	That a new policy be added to section 20.2 for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.2.2-20.2.2 Objective - High quality amenity values and residential character are maintained	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.12	Support	That Rule 20.4.1 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.13	Support	That Rule 20.5.1.1 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.14	Support	That Rule 20.5.4 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.15	Oppose	That Rule 20.5.7.1 be amended to add new clause: "At Lake Hawea - Domain Acres, where the minimum building setback shall be 5m from Domain Road."	2.5-20.5 Rules - Standards	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.16	Oppose	That Rule 20.5.12 be amended to add a new clause: "Lake Hawea - Domain Acres: 7m".	2.5-20.5 Rules - Standards	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.17	Support	That Rule 20.5.14 be retained as notified.	2.5-20.5 Rules - Standards	Accept

3222	Ferguson	Shirley	Streat Developments Limited	3222.18	Oppose	That the variation to Rule 25.5.3 be amended to clarify that the maximum total volume for earthworks applies to a site, not the Settlement Zone.	2.7.2-Variation to Chapter 25 - Earthworks	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.19	Oppose	That a new objective be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.20	Oppose	That a new policy be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres to support the structure plan environmental outcomes and provision of landscaping along Domain Road.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.21	Oppose	That Rule 27.6.1 be amended to add "Lake Hawea - Domain Acres" to list of settlements following Kingston.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.22	Support	That the 800m ² minimum lot area in Rule 27.6.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.23	Support	That the variation to 27.7.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.24	Support	That variation to Rule 27.7.11 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3222	Ferguson	Shirley	Streat Developments Limited	3222.25	Oppose	That a structure plan be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres as shown in the attachment to the submission.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.26	Oppose	That a residential density of 800m ² be added in respect of Domain Acres block (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.27	Support	That standards in the Settlement Zone for residential activities (Maximum building coverage, maximum building height, road boundaries, internal boundaries, recession planes), be applied to the Domain Acres site (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.28	Oppose	That any consequential amendments be made to give effect to the submission.		Reject
3222	Ferguson	Shirley	Streat Developments Limited	3222.29	Oppose	That a requirement for a 5 metre wide landscaping strip along the Domain Road frontage of the Domain Acres site, to be planted with native species, be added to Chapter 20.		Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.1	Oppose	That a new definition be added as follows: "Glenorchy Marina and Tourism related activities: In relation to the Glenorchy Marina/Tourism Sub-Zone, means the use of land and buildings for the support of Tourism Activities, including: (a) Activities related to the use of the Glenorchy marina; (b) Jet boat storage, maintenance, base buildings, fuel tanks and car parking; (c) Ancillary administrative offices; (d) Commercial recreation activities; (e) Visitor Accommodation; (f) Landscaping.		Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.2	Oppose	That the wording of 20.1 (Settlement Zone Purpose) be amended to replace 'low intensity' with 'low density.'	2.1-20.1 Purpose	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.3	Oppose	That reference to "Glenorchy Marina/Tourism Sub-Zone" be added to 20.1 Settlement Zone Purpose.	2.1-20.1 Purpose	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.4	Oppose	That Objective 20.2.1 be amended to replace 'low intensity' with 'low density.'	2.2-20.2 Objectives and Policies	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.5	Oppose	That reference to Glenorchy settlement and enabling visitor accommodation and marina/tourism related activities be added to Objective 20.2.1.	2.2-20.2 Objectives and Policies	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.6	Oppose	That Policy 20.2.1.1 be amended to replace 'low intensity' with 'low density.'	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.7	Oppose	That Objective 20.2.2 be amended to provide for enhancement and enabling a compatible mix of activities.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.8	Oppose	That Policy 20.2.2.1 be amended to replace 'low intensity' with 'low density.'	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.9	Oppose	That Policy 20.2.2.2 be amended to replace 'low intensity' with 'low density.'	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.10	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.11	Support	That Policy 20.2.3.1 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept

3223	Ferguson	Shirley	Christine and David Benjamin	3223.12	Oppose	That Policy 20.2.3.7 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.13	Support	That Policy 20.2.3.8 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.14	Support	That Policy 20.2.3.9 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.15	Oppose	That a new policy be added for the Glenorchy Marina/Tourism Sub-Zone.		Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.16	Oppose	That reference to Glenorchy Marina/Tourism Sub-Zone be added to 20.3.2.4.	2.3.2-20.3.2 Interpreting and Applying the Rules	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.17	Oppose	That a new rule be added as follows: "Within the Glenorchy Marina/Tourism Sub-Zone identified on Planning Map 25: Glenorchy Marina and Tourism related activities. Activity Status: Controlled Activity. Control is reserved to: (a) the location and scale of activities (b) hours of operation (c) parking, access and traffic generation (d) servicing and waste management (e) landscaping."	2.4-20.4 Rules - Activities	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.18	Oppose	That Rule 20.5.10 be amended be adding the following: "except within the Commercial Precincts, Visitor Accommodation Sub-Zones and Glenorchy Marina Sub-Zone".	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.19	Oppose	That Rule 20.5.12.2 be amended as follows: "Glenorchy: ... except within the Glenorchy Marina/Tourism Sub-Zone 7m.". Or alternatively, insert "and the Glenorchy Marina/Tourism Sub-Zone" to Rule 20.5.13.1 after "Commercial Precincts".	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.20	Oppose	That Rule 20.5.18 be amended from a non-complying activity status to controlled, with control reserved to landscaping, and any other matters as set out in the supporting policy.	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.21	Oppose	That Rule 20.5.19 be amended as follows: "Activity Status: Restricted Discretionary. Discretion is restricted to: (a) Setting of minimum flood levels (b) mitigation of the effects of flooding."	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.22	Oppose	That "Flood Risk (Rule 20.5.19)" be added to 20.6.2 Non-Notification of Applications.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require the written approval....	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.23	Oppose	That variation to Rule 25.5.3 be amended to clarify that the maximum total volume applies to a site, not the Settlement Zone.	2.7.2-Variation to Chapter 25 - Earthworks	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.30	Support	That the variation to Rule 27.6.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.31	Support	That the variation Rule 7.7.11 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.32	Oppose	That variation to 36.5.2 be amended to specify the assessment location for Glenorchy Marina and Tourism Sub-Zone as being "at the boundary of the Glenorchy Marina and Tourism Sub-Zone."	2.7.6-Variation to Chapter 36 - Noise	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.43	Oppose	That a new rule be inserted following Rule 20.4.5, as follows: "Within the Glenorchy Marina/Tourism Sub-Zone identified on Planning Map 25: Buildings for Glenorchy Marina and Tourism related activities. Activity Status: Controlled. Control is reserved to: (a) the location, design and external appearance of buildings (b) hours of operation (c) parking, access and traffic generation (d) servicing and waste management (e) landscaping."	2.4-20.4 Rules - Activities	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.44	Oppose	That any consequential amendments to give effect to the submission are made.		Reject
3229	Shaw	Richard	NZ Transport Agency	3229.1	Support	That Policy 20.2.1.2 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.2	Support	That Policy 20.2.3.2 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.3	Support	That Policy 20.2.3.3 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.4	Support	That Policy 20.2.3.6 be retained as notified.	2.2-20.2 Objectives and Policies	Accept

3229	Shaw	Richard	NZ Transport Agency	3229.5	Support	That Policy 20.2.3.9 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.6	Support	That Policy 20.2.3.10 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.7	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.8	Support	That Rule 20.4.7 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.9	Support	That Rule 20.4.10 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.10	Support	That Rule 20.5.11 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.33	Support	That Rule 20.4.9 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3233	White	Robert	Marovid Trust	3233.3	Oppose	That a Policy be included for Hawea to acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate in Hawea.		Reject
3250	Barker	Amy		3250.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3252	Hoffman	Craig		3252.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.4	Support	That Rule 20.5.4 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.5	Oppose	That Rule 20.5.7.1 be amended to add new clause: "At Lake Hawea - Domain Acres, where the minimum building setback shall be 5m from Domain Road."	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.6	Oppose	That Rule 20.5.12 be amended to add a new clause: "Lake Hawea - Domain Acres: 7m".	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.7	Oppose	That Rule 27.6.1 be amended to add "Lake Hawea - Domain Acres" to list of settlements following Kingston.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.8	Oppose	That a structure plan be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres as shown in the attachment to submission 3221.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.9	Oppose	That a residential density of 800m ² be added in respect of Domain Acres block (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.10	Oppose	That any consequential amendments be made to give effect to the submission.		Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.11	Oppose	That a requirement for a 5 metre wide landscaping strip along the Domain Road frontage of the Domain Acres site, to be planted with native species, be added to Chapter 20.		Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.12	Oppose	That an additional objective and supporting policies to guide development at Lake Hawea settlement that is in accordance with the indicative structure plan attached to submission 3221 be added to Chapter 20.	2.2-20.2 Objectives and Policies	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.13	Oppose	That the internal boundary standard of 2 metres minimum building setback be applied to the Domain Acres sites.	2.5-20.5 Rules - Standards	Reject
3287	Association Inc	Hawea Community		3287.8	Oppose	That the lot size for the Lower Density Suburban Residential Zone in Hawea should not be permitted to go below 450m ² .		Reject
3287	Association Inc	Hawea Community		3287.9	Oppose	That lot sizes of 300m ² be applied through gentle density should be specifically excluded for Hawea.		Reject
3287	Association Inc	Hawea Community		3287.10	Oppose	That a planned, forward thinking, proactive and thoughtful proposal be provided.		Reject

3287	Association Inc	Haweia Community		3287.12	Oppose	That the following text from the Operative District Plan Township Zone be retained and amended as follows: 9.1.3.1 Hawea: The Hawea township is situated on the southern shores of Lake Hawea. It has developed as a residential area for both permanent and holiday populations with some non-residential activities distributed throughout the town. A settlement is also established at Hawea Flat. A significant feature is an extensive lakeshore setting. Issues 1.1. Protection of visual amenity. 1.2. Maintenance and enhancement of access to the lake. 1.3. Retention of present residential amenity and character. 1.4. Capacity for sewage treatment disposal 1.5. Avoidance of excessive shading, loss of vistas and inappropriate planting of exotic tree species.		Reject
3287	Association Inc	Haweia Community		3287.13	Oppose	That Policy 1.1 of the Operative District Plan Township Zone be retained relating to rules pertaining to well defined and consolidated township boundaries.		Reject
3287	Association Inc	Haweia Community		3287.14	Oppose	That Rule 9.2.3.5 ii from the Operative District Plan Township Zone be retained and amended as follows: Prohibited activity in Hawea to plant the following species: Pinus Radiata Pinus Muricata All Eucalyptus varieties.		Reject
3287	Association Inc	Haweia Community		3287.15	Oppose	That Rule 9.2.4 xi a of the Operative District Plan Township Zone be retained as follows: Boundary Planting (Haweia) No trees or hedgerows shall exceed 1.9m in height within 2m of the boundary, at any point of its length.		Reject
3287	Association Inc	Haweia Community		3287.16	Oppose	That Rule 9.2.5.2 iv of the Operative District Plan Township Zone be retained as follows: Heavy vehicle storage No more than one heavy vehicle shall be stored or parked overnight on any site for any activity except within Commercial Precincts and Visitor Accommodation Sub Zones. The standard applies to residential and non-residential activities cumulatively.		Reject
3287	Association Inc	Haweia Community		3287.17	Oppose	That Rule 9.2.5.2 v of the Operative District Plan Township Zone be retained as follows: Boarding and keeping of Animals No animals, except for domestic pets, shall stay overnight on a site except for a maximum of four animals in the care of a veterinarian for medical purposes. There shall be no keeping of pigs and/or commercial livestock.		Reject
3287	Association Inc	Haweia Community		3287.18	Oppose	That Rule 9.2.5.2 vi of the Operative District Plan Townships Zone be amended and retained as follows: a. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min) (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min) (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. c. The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.		Reject
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.1	Support	That Rule 20.4.4 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.2	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.3	Oppose	That Rule 20.4.6 be amended as follows: Within Commercial Precincts identified on the Planning Maps: Buildings Activity Status = amend from Restricted Discretionary to Controlled Activity Amend from 'discretion is restricted...' to 'control is reserved to...'	2.4-20.4 Rules - Activities	Reject

3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.4	Oppose	That a new rule be added as follows: 20.4.X Emergency service facilities: Activity Status = Controlled Activity Control is reserved to: a. Vehicle manoeuvring, 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.	2.4-20.4 Rules - Activities	Reject
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.5	Oppose	That Rule 20.5.12 be amended as follows: 20.5.12.1 Kingston and Kinloch: 7m or 5.5m above 312.8 masl, whichever is highest. 20.5.12.2 Glenorchy: 5.5m or 5.5m above 312.8 masl, whichever is highest (except for emergency services as 7m). 20.5.12.3 Makarora: 5.5m (except for emergency services as 7m). 20.5.12.4 Luggate: 7m Activity Status = Non-complying.	2.5-20.5 Rules - Standards	Reject
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.6	Support	That Rule 20.5.13 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3296	White	Robert	Marovid Trust	3296.1	Oppose	That the following policy is adopted for the Hawea Settlement Zone: Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate in the Hawea Settlement zone.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.5	Oppose	That 20.1, Settlement Zone purpose statement is amended to include the following after paragraph three: The Commercial Precinct at Kingston is centred on the Kingston Flyer Land. The unique amenity and historic vales of the Flyer, which is a significant historic heritage and tourist resource for Kingston and the region will be maintained and enhanced through the comprehensive development of the precinct for a mix of small-scale retail, commercial, commercial recreation, community, visitor accommodation and more intensive residential (such as terraced housing or apartments) activities. This will sustain the viability of the Kingston Flyer operation into the future.	2.1-20.1 Purpose	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.7	Oppose	That 20.2.3 be amended to read as follows: Commercial, community and visitor accommodation activities are predominantly provided for within precincts and sub-zones (with more intensive residential activities also provided for in the Commercial Precinct at Kingston), are limited in scale (with the exception of the Commercial Precinct at Kingston), provide for local and visitor convenience, and support the local economy.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation activities are predominantly ...	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.8	Oppose	That 20.2.3.1 be amended to the following: Identify Commercial Precincts on the Planning Maps within which commercial, visitor accommodation and community activities, and more intensive residential activities in the Commercial Precinct at Kingston, are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation activities are predominantly ...	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.9	Oppose	That Table 20.4 be amended to: 20.4.7 (b) - Within the Commercial Precinct at Kingston identified on the Planning Maps: Visitor accommodation activities and residential activities - RD Discretion is restricted to: a. the location, nature, density and scale of activities; b. parking, access and traffic generation; c. landscaping; d. signage platforms; e. noise; f. servicing; g. hours of operation, including in respect of ancillary activities; h. design, scale and appearance of buildings; i. location and screening of recycling and waste; and j. natural hazards	2.4-20.4 Rules - Activities	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.10	Oppose	That the following be inserted into Table 20.4: 20.4.5 – Use and operation of the Kingston Flyer steam locomotives, shunting engines and rolling stock on the existing railway lines and other railway infrastructure within the Settlement Zone at Kingston – P. For the avoidance of doubt, this activity is not required to comply with any of the Settlement Zone standards or other District Wide rules or standards.	2.4-20.4 Rules - Activities	Reject

3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.11	Oppose	That Standard 20.5.1 be amended to include the following: Except that this standard shall not apply to residential activities within the Commercial Precinct at Kingston. There shall be no minimum site sizes in the Commercial Precinct at Kingston. Subdivision will be provided around existing buildings or development and / or in accordance with an approved land use consent.	2.5-20.5 Rules - Standards	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.12	Oppose	That Table 27.7 be amended to include the following: 27.7.10 – Kingston, Subdivision around existing buildings and development and / or subdivision in accordance with an approved land use consent within the Commercial Precinct at Kingston that complies with Standard 27.7.10.1 and / or Standard 27.10.2 – C.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.13	Oppose	That Rule 20.5.8 be amended as follows; The length of any building façade above the ground floor level shall not exceed 16m, except that within the Commercial Precinct at Kingston, the length of any building façade above the ground floor level shall not exceed 20m, without a recession or a set back being provided within building façade.	2.5-20.5 Rules - Standards	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.14	Oppose	That Rule 20.5.10 be amended as follows: Except that this standard shall not apply to steam locomotives, shunting engines and rolling stock stored or parked overnight on any site within then Commercial Precinct at Kingston.	2.5-20.5 Rules - Standards	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.15	Oppose	That Rule 20.5.13 be amended to include the following: 20.5.13.2 Within the Commercial Precinct at Kingston as identified on the Planning Maps, buildings may extend up to 5m above the height specified in Rule 20.5.12.	2.5-20.5 Rules - Standards	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.16	Oppose	That Rule 20.6.1.b be amended as follows : b. Visitor accommodation located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7) and residential units located within the Commercial Precinct at Kingston (Rule 20.4.7 (b)).	2.6-20.6 Non-Notification of Applications	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.18	Oppose	That Objective 20.2 be amended to include the following: 20.2.12 Objective – Comprehensive master planned mixed use development is provided for within the Commercial Precinct at Kingston to create a visitor accommodation and commercial recreation hub at Kingston that is centred on the existing resources provided by the historic Kingston Flyer railway structures, buildings and infrastructure, the Kingston wharf and the Lake Wakatipu foreshore reserve.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.19	Oppose	That a new Policy 20.2.12.1 be included as follows: Provide for a mix of small-scale retail, commercial, commercial recreation, community, visitor accommodation and intensive residential (such as terraced housing or apartments) activities within the Commercial Precinct at Kingston at a scale and intensity that is commiserate with the surrounding landscape.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.20	Oppose	That a new Policy 20.2.12.2 be included as follows: Ensure the height, bulk and location standards for mixed use development within the Commercial Precinct at Kingston provides for a greater intensity of development through the provision of three level buildings at appropriate locations.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.21	Oppose	That a new Policy 20.2.12.3 be included as follows: Limit the use of the upper levels of existing and new buildings within the Commercial Precinct at Kingston to office, visitor accommodation and residential activities.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.22	Oppose	That a new Policy 20.2.12.4 be included as follows: Provide for the ongoing operation of the historic Kingston Flyer railway including the steam locomotives, shunting engines and rolling stock within the existing railway corridor without any constraint.	2.2-20.2 Objectives and Policies	Reject

3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.23	Oppose	That a new Policy 20.2.12.5 be included as follows: Ensure that the development of the Kingston Flyer railway land, structures and buildings is managed through the provisions for the Commercial Precinct at Kingston.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.24	Oppose	That a new Policy 20.2.12.6 be included as follows: Ensure that provision is made for subdivision around existing buildings or in accordance with approved land use consents within the Commercial Precinct at Kingston.	2.2-20.2 Objectives and Policies	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.25	Oppose	That Rule 27.7 be amended to include the following: 27.7.10.1 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.		Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.26	Oppose	That Rule 27.7.10 be amended to include the following: 27.7.10.2 Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.		Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.27	Oppose	That Rule 20.5.7 is amended to include: (b) Within the Commercial Precinct at Kingston buildings can be built up to the road boundary.	2.5-20.5 Rules - Standards	Reject
3297	Grace	Tim	Kingston Lifestyle Properties Ltd	3297.28	Oppose	That Rule 20.5.13 be amended to include the following: 20.5.13.3 Within the Commercial Precinct at Kingston as identified on the Planning Maps, activities at the upper levels of buildings shall be restricted to offices, visitor accommodation and residential activities.	2.5-20.5 Rules - Standards	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.1	Support	That Rule 20.4.8 is retained as notified.	2.4-20.4 Rules - Activities	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.2	Support	That Rule 20.5.4 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.3	Support	That Rule 20.5.7 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.4	Support	That Rule 20.5.14 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.8	Support	That Objective 20.2.3 is retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.9	Support	That Policy 20.2.3.1 be retained as notified,	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.10	Support	That Policy 20.2.3.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.11	Support	That Policy 20.2.3.4 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.12	Support	That Policy 20.2.3.5 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.13	Support	That Policy 20.2.3.8 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.14	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.15	Support	That Policy 20.2.3.7 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.16	Support	That Policy 20.2.3.9 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.17	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.18	Support	That Rule 20.4.6 be retained as notified.	2.4-20.4 Rules - Activities	Accept in part
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.19	Support	That Rule 20.4.7 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.20	Support	That Rule 20.4.9 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.21	Support	That Rule 20.4.10 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.22	Support	That rule 20.5.5 be retained as notified.	2.5-20.5 Rules - Standards	Accept

3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.23	Support	That rule 20.5.12 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.24	Support	That rule 20.5.13 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.25	Support	That Rule 20.6.2 be retained as notified.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require	Accept
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.26	Oppose	That Policy 20.2.3.2 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.27	Oppose	That Policy 20.2.3.6 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.28	Oppose	That if the remainder of Mrs Woolly's land is not included in the Visitor Accommodation Sub-Zone Policy 20.2.3.7 be rejected.	2.4-20.4 Rules - Activities	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.29	Oppose	That if the Mrs Woolly's site is not included in a Commercial Precinct, Rule 20.4.9 be rejected	2.4-20.4 Rules - Activities	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.30	Oppose	That if the portion of Mrs Woolly's site which contains a Visitor Accommodation Sub-Zone as notified does not incorporate a Commercial Precinct and the Visitor Accommodation Sub-Zone is not extended over the extent of Mrs Woolly's site, Rule 20.4.14 be rejected.	2.4-20.4 Rules - Activities	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.31	Oppose	That if the extent of Mrs Woolly's site is not included in the expanded Visitor Accommodation Sub-Zone, Rule 20.4.15 be rejected.	2.4-20.4 Rules - Activities	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.32	Oppose	That if the portion of Mrs Woolly's site notified within the Visitor Accommodation Sub-Zone is not included in a Commercial Precinct, Rule 20.4.16 be rejected.	2.4-20.4 Rules - Activities	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.33	Oppose	That Rule 20.5.3 be rejected.	2.5-20.5 Rules - Standards	Accept in part
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.34	Oppose	That Rule 20.5.18 be rejected.	2.5-20.5 Rules - Standards	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.36	Oppose	That Policy 20.2.3.2 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.37	Oppose	That Rule 20.5.3 be rejected.	2.5-20.5 Rules - Standards	Accept in part
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.38	Oppose	That Rule 20.5.18 be rejected.	2.5-20.5 Rules - Standards	Reject
3307	Freeman	Scott	Pounamu Holdings 2014 Limited	3307.39	Oppose	That any further, consequential or alternative amendments necessary are made to give effect to this submission.		Reject
3308	Freeman	Scott	Dart River Safaris Limited	3308.2	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.3	Support	That Policy 20.2.3.1 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.4	Support	That Policy 20.2.3.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.5	Support	That Policy 20.2.3.4 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.6	Support	That Policy 20.2.3.5 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.7	Support	That Policy 20.2.3.8 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.8	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.9	Support	That Rule 20.4.6 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.10	Support	That Rule 20.5.5 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.11	Support	That Rule 20.5.7 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.12	Support	That Rule 20.5.13 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.13	Support	That Rule 20.6.2 be retained as notified.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.14	Oppose	That Policy 20.2.3.2 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject

3308	Freeman	Scott	Dart River Safaris Limited	3308.15	Oppose	That Rule 20.5.3 be rejected.	2.5-20.5 Rules - Standards	Accept in part
3308	Freeman	Scott	Dart River Safaris Limited	3308.16	Oppose	That Rule 20.5.10 be rejected.	2.5-20.5 Rules - Standards	Reject
3308	Freeman	Scott	Dart River Safaris Limited	3308.17	Oppose	That Policy 20.2.3.2 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3308	Freeman	Scott	Dart River Safaris Limited	3308.18	Oppose	That Rule 20.5.3 be rejected.	2.5-20.5 Rules - Standards	Accept in part
3308	Freeman	Scott	Dart River Safaris Limited	3308.19	Oppose	That Rule 20.5.10 be amended to recognise the long-term heavy vehicle use of the site in relation to the commercial tourism activities undertaken.	2.5-20.5 Rules - Standards	Accept
3308	Freeman	Scott	Dart River Safaris Limited	3308.20	Oppose	That any further, consequential or alternative amendments necessary are made to give effect to this submission.		Reject
3310	Dent	Sean	Glenorchy Trustee Limited	3310.2	Support	That activity status for Rule 20.4.7 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3310	Dent	Sean	Glenorchy Trustee Limited	3310.3	Support	That Rule 20.5.7 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3310	Dent	Sean	Glenorchy Trustee Limited	3310.8	Oppose	That Rule 20.5.18 be rejected.	2.5-20.5 Rules - Standards	Reject
3310	Dent	Sean	Glenorchy Trustee Limited	3310.11	Support	That Rule 20.5.7 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3310	Dent	Sean	Glenorchy Trustee Limited	3310.12	Support	That Chapter 20 Settlements Zone is retained.		Accept in part
3310	Dent	Sean	Glenorchy Trustee Limited	3310.15	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission.		Reject
3315	Vining	Melissa	D.M. & M.E. Bryce Limited	3315.7	Oppose	That Rule 20.5.15 is amended as follows: The minimum setback of any buildings from the bed of a river, lake or wetland shall be 4.5m.	2.5-20.5 Rules - Standards	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.2	Oppose	That Rule 7.4.6A be amended to provide for visitor accommodation within the Visitor Accommodation Subzone as a controlled activity with matters of control in respect of the following; a. external appearance of buildings, b. setback from internal boundaries, c. setback from roads, d. access, e. landscaping, f. screening of outdoor storage, and g. parking areas; with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.3	Oppose	That Rule 7.4.6 be deleted or amended such that the trigger for non-complying activity status is based on the coverage of a site rather than the gross floor area, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.5	Oppose	That Rule 7.5.5 be amended to provide a maximum site coverage of 70%, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.6	Oppose	That Rule 7.5.1 be amended to provide a maximum height of 12 metres, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.7	Oppose	That Rule 7.5.2 be amended to provide a maximum building height of 12 metres, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.8	Oppose	That a Rule be included to provide for informal airports within a Visitor Accommodation Subzone as a controlled activity with control over flight paths, number of flights and hours of operation; with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.9	Oppose	That Rule 7.5.6 be deleted, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.10	Oppose	That Rule 7.5.7 be amended so that the exemption applies to all boundaries other than residential boundaries, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject

3328	Gresson	Ben	Quartz Commercial Group Limited	3328.11	Oppose	That Rule 7.5.9 be amended so that it does not apply to the Visitor Accommodation Subzone, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.12	Oppose	That Rule 7.5.10 be deleted, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.13	Oppose	That Rule 29.8 be amended so that the minimum car parking requirements for visitor accommodation within the Visitor Accommodation Subzone is provided for within Rule 29.8.10 for unit type visitor accommodation and Rule 29.8.15 for guest room type visitor accommodation, with any consequential changes.	2.7.4-Variation to Chapter 29 - Transport	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.16	Support	That the definition of visitor accommodation be retained.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Accept
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.17	Oppose	That Rules 7.4.7 and 7.4.12 relating to the activity status of commercial activity be rejected.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.18	Oppose	That Rule 7.4.12 relating to the activity status of licensed premises be rejected.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.3	Oppose	That Standard 20.4.6 for buildings be amended to have a controlled activity status.	2.4-20.4 Rules - Activities	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.4	Oppose	That Standard 20.4.7 for visitor accommodation, including buildings, be amended to have a controlled activity status.	2.4-20.4 Rules - Activities	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.5	Oppose	That Standard 20.5.7 be amended to exclude a building setback from Mull Street and Islay Street on sites within a Visitor Accommodation Sub-Zone or Commercial Precinct.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.6	Oppose	That Standard 20.5.8 be amended to exclude the Visitor Accommodation Sub-Zone and Commercial Precincts from the standard.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.7	Oppose	That Standard 20.5.9 be amended through the deletion of the minimum 25 degree roof pitch.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.8	Oppose	That Standard 20.5.19 be amended to exclude parts of buildings which are inhabitable and void (including but not limited to foundation and unused basement areas).	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.9	Oppose	That Standard 20.5.19 be amended such that non-compliance is a restricted discretionary activity.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.10	Oppose	That Standard 20.5.12.2 be amended so that non-compliance is restricted discretionary.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.11	Oppose	That Standard 20.5.12.2 be amended to clarify that height is calculated from the ground floor level required pursuant to Standard 20.5.19 upwards.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.12	Oppose	That Standard 20.5.13 be amended to apply to buildings located within Commercial Precincts and Visitor Accommodation Sub-Zones.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.13	Oppose	That Standard 20.5.13 be amended so that the non-compliance status is restricted discretionary.	2.5-20.5 Rules - Standards	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.14	Oppose	That Standard 20.6.2 be amended to apply to restricted discretionary and discretionary activities.	2.6-20.6 Non-Notification of Applications	Reject
3339	Leckie	Joshua	Blackthorn Limited	3339.18	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be provided.		Reject
3342	Hanley	Warren	Otago Regional Council	3342.1	Support	That Objective 20.2.2 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.2	Support	That Policy 20.2.2.1 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept in part

3342	Hanley	Warren	Otago Regional Council	3342.3	Support	That Policy 20.2.2.2 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.4	Support	That Policy 20.2.2.3 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.5	Support	That Policy 20.2.2.4 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.6	Support	That Policy 20.2.2.5 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.7	Support	That Policy 20.2.2.6 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.8	Support	That Objective 20.2.1 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.9	Support	That Policy 20.2.1.1 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.10	Support	That Policy 20.2.1.2 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3342	Hanley	Warren	Otago Regional Council	3342.11	Support	That Policy 20.2.1.3 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3342	Hanley	Warren	Otago Regional Council	3342.12	Support	That the provisions relating to flooding, including rule 20.5.19, be retained as notified.	2.5-20.5 Rules - Standards	Accept
3342	Hanley	Warren	Otago Regional Council	3342.13	Oppose	That additional natural hazard layers be considered within the Settlement Zone.		Reject
3342	Hanley	Warren	Otago Regional Council	3342.14	Oppose	That additional building controls relating to natural hazards be considered in the Settlement Zone.		Reject
3342	Hanley	Warren	Otago Regional Council	3342.15	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3343	Farrell	Ben	WAYFARE GROUP LIMITED	3343.20	Oppose	That a new policy is inserted, being to "Provide for increased residential density and built development that supports the use of long-term rental and worker accommodation".	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is enabled	Reject
3343	Farrell	Ben	WAYFARE GROUP LIMITED	3343.21	Oppose	That all development standards are amended, so that the construction and use of land and buildings for the purposes of long-term rental and worker accommodation activities cannot be non-complying activities, even if they infringe zone standards.	2.5-20.5 Rules - Standards	Reject
3380	Neilson	Dave		3380.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3387	Murray	Debra		3387.1	Support	That the notified rezoning of the already developed parts of Hawea to Lower Density Suburban Zone, with a density of 450m ² and flexibility of 300m ² per residential unit, be retained as notified.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Accept
3389	Anderson	Colin & Norma		3389.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3391	Farrell	Ben	Blackthorn Limited	3391.1	Oppose	That the parking rules and standards in Chapter 29 (Transport) be amended as they relate to the Settlement Zone to roll over the Operative District Plan provisions, except as follow: No more than one coach park be required per site (regardless of the nature and scale of the activity). Visitor accommodation or commercial activities within the Commercial Precinct or Visitor Accommodation Sub-Zone should not be required to provide parking onsite, specifically any parking requirements should permit offsite parking including along the entire site frontage (including within the legal road).	2.7.4-Variation to Chapter 29 - Transport	Reject
3391	Farrell	Ben	Blackthorn Limited	3391.2	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be provided.	2.7.4-Variation to Chapter 29 - Transport	Reject
31002	Horne	Chris	Spark, Chorus and Vodafone	31002.1	Oppose	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.		Accept in part
31003	Sanderson	Ross		31003.1	Oppose	That the Cardrona Village Character Guidelines limit buildings to two storeys in height.	2.8-Amendments to the Cardrona Character Guideline 2012	Reject

31003	Sanderson	Ross		31003.2	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31007	Telfer	Simon	Active Transport Wanaka	31007.1	Oppose	That safe and protected cycle way infrastructure be mandated for Cardrona village.		Reject
31009	Wallace	Chelsea	Southern District Health Board	31009.7	Oppose	That Plan Change 3b make the reticulation of drinking water and wastewater in the Cardrona settlement a priority.		Reject
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.1	Support	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.		Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.2	Support	That the amendments to the Cardrona Character Guidelines 2012 be retained as notified.	2.8-Amendments to the Cardrona Character Guideline 2012	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.3	Support	That proposed Rule 20.5.5.1 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.4	Support	That proposed Rule 20.5.5.2 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.5	Support	That Rule 20.5.7.1 (b) be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.6	Support	That Rule 20.5.9 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.7	Support	That Rule 20.5.12.5 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.1	Oppose	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".	2.2-20.2 Objectives and Policies	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.2	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.3	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.4	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.5	Oppose	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'.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.6	Oppose	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.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.7	Oppose	That clarity be provided that the Design Guidelines do not apply to any permitted activities.		Reject

31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.8	Oppose	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.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.9	Oppose	That any such further, more refined, additional, other or alternative amendments be made that might give effect to the submission.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.10	Support	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.		Accept
31019	Grace	Tim	Cardrona Village Ltd	31019.6	Oppose	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."	2.1-20.1 Purpose	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.7	Oppose	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."	2.1-20.1 Purpose	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.8	Oppose	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".	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.9	Oppose	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."	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.10	Oppose	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."	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.11	Oppose	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."	2.2-20.2 Objectives and Policies	Reject

31019	Grace	Tim	Cardrona Village Ltd	31019.12	Oppose	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.	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.13	Oppose	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."	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.14	Oppose	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".	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.15	Oppose	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."	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.16	Oppose	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."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.17	Oppose	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."	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.18	Oppose	That the proposed variation to add "Cardrona" to Rule 27.6.1 be rejected.	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.19	Oppose	That the proposed Variation to add Rule 20.5.5.2 be rejected.	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.20	Oppose	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."	2.5-20.5 Rules - Standards	Reject

31019	Grace	Tim	Cardrona Village Ltd	31019.21	Oppose	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 floor level shall not exceed 20m, without appropriate modulation and/or recession being provided within building façade."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.22	Oppose	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."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.23	Support	That notified Rule 20.5.12 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31019	Grace	Tim	Cardrona Village Ltd	31019.24	Oppose	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."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.25	Oppose	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) ...	2.3-20.3 Other Provisions and Rules	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.26	Oppose	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.		Reject
31023	Vincent	Nicolle	Fire and Emergency New Zealand	31023.1	Oppose	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).	2.4-20.4 Rules - Activities	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.2	Oppose	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.		Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.3	Oppose	That commercial activities should be allowed along Soho Street to its intersection with Rivergold Way if not throughout Cardrona.		Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.4	Support	That the Cardrona Village Character Guidelines 2012 be retained as notified.	2.8-Amendments to the Cardrona Character Guideline 2012	Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.5	Support	That the 12 metre building height limit be retained as notified.	2.5-20.5 Rules - Standards	Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.6	Oppose	That the building coverage in the visitor accommodation precincts should be 80%.	2.5-20.5 Rules - Standards	Reject

31027	Lee	Michael and Louise	airey consultants ltd	31027.7	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.8	Oppose	That the requirement for buildings to have a gable roof form in Cardrona be rejected.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.9	Oppose	That the Rural Visitor Zone in Cardrona have no minimum lot area.	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.11	Support	That intent of the Cardrona Settlement Zone to allow for commercial activities including retail be retained as notified.		Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.12	Oppose	That an 80% lot coverage apply in Cardrona.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.13	Oppose	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.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.15	Oppose	That some commercial activities be allowed in the middle of the Cardrona village.		Accept in part
31047	Roberts	Jenny		31047.1	Oppose	That the Cardrona Character Guidelines are rejected until it resolves the lack of open recreational space.		Reject
31047	Roberts	Jenny		31047.2	Oppose	That the Cardrona Character Guidelines are rejected until additional car-parking that is not privately owned is addressed.		Reject
3315	Vining	Melissa	D.M. & M.E. Bryce Limited	3315.1	Support	That the proposed limits to buildings and activities within the Commercial precincts are supported as notified.		Accept
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.4	Oppose	That a new Rule be included that provides for licensed premises as a controlled activity, with control in respect of the following; a. the scale of the activity; b. effects on amenity (including that of adjoining residential zones and public reserves); c. the provision of screening and/or buffer areas between the site and adjoining residential zones; d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and e. noise issues, and hours of operation, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
31009	Wallace	Chelsea	Southern District Health Board	31009.1	Support	That the inclusion of Cardrona as a settlement within the District Plan be retained as notified.		Accept