

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER Variation to Chapter 11
and Chapter 27 of the
Proposed District Plan

**SECTION 42A REPORT OF SARAH HELENE PICARD
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

Variation to Chapter 11 Large Lot Residential A Zone (Policy 11.2.1.2 and Rule 11.5.9)

Variation to Chapter 27 Subdivision and Development (Rule 27.6.1)

31 May 2021

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1. INTRODUCTION

- 1.1 My full name is Sarah Helene Picard. I hold the position of senior policy planner at Queenstown Lakes District Council (the **Council** or **QLDC**). I have been in this position since August 2018.
- 1.2 Prior to my current role, I have been a senior consents planner (2016-2018) and consents planner (2014-2016) with QLDC and a planning officer at Central Otago District Council (2011-2014). I hold a Bachelor of Arts (Sociology) from Victoria University, Wellington, and a Masters in Planning from the University of Otago, Dunedin. I am a full member of the New Zealand Planning Institute.
- 1.3 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

2. BACKGROUND

- 2.1 In this section 42A report, I provide recommendations to the Hearings Panel on the submissions and further submissions received on the notified variation to Chapter 11 Large Lot Residential Zone (**LLR**) and Chapter 27 Subdivision and Development of the Queenstown Lakes Proposed District Plan (**PDP**) (collectively referred to as the **LLR Variation** in this Report).
- 2.2 I was not the author of the LLR Variation or the accompanying s32 report that was notified with it.
- 2.3 The LLR Variation concerns the following provisions of the PDP:
- (a) Chapter 11, Policy 11.2.1.2, with the variation relating to imposition of colour controls on buildings in the LLR;

- (b) Chapter 11, Rule 11.5.9, with the variation relating to the density of residential activity within the LLR Area A (**LLR A**) only; and
- (c) Chapter 27, Rule 27.6.1, with the variation concerning the minimum lot area for the LLR A only.

2.4 A summary of the amendments made to the provisions by the LLR variation is set out in section 1 of the Section 32 evaluation (**S32**) for the LLR Variation to Chapter 11 Large Lot Residential Zone and Variation to Chapter 27 Subdivision and Development¹.

2.5 A total of 65 submission points were received from 34 submitters on the LLR Variation, with 49 submissions in support and 16 in opposition. 82 further submission points from two further submitters were received in response to the original submissions.

2.6 For the purpose of this report, I have grouped my analysis of the submissions received into the following topics:

- (a) Drafting of provisions;
- (b) Subdivision design and servicing;
- (c) Submissions relating to Ridgecrest; and
- (e) Submissions in support.

2.7 The specific submissions and further submissions addressed in each topic are identified in this report, below.

2.8 For each topic, I have summarised the key issue(s) and relief sought by the relevant submissions, considered whether the relief sought better achieves the relevant objectives of the applicable policy documents, and then evaluated the appropriateness, including costs and benefits, of the requested changes in terms of s32AA of the Resource Management Act 1991 (**RMA**).

2.9 The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:

¹ Section 32 evaluation (**S32**) for the LLR Variation to Chapter 11 Large Lot Residential Zone and Variation to Chapter 27 Subdivision and Development.

- (a) S32;²
- (b) Queenstown Lakes Proposed District Plan Stage 1, 2 & 3 Decision Version provisions;³ and
- (c) Partially Operative Regional Policy Statement 2019 for Otago (**PORPS 19**);
- (d) Report 9A – Stream 6 – Independent Hearing Panel Report for Stage One of the PDP.⁴

2.10 The changes I recommend to the notified LLR Variation provisions, in response to submissions and further submissions, are set out in **Appendix 1** to this report. My recommendations for accepting or rejecting submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions.

3. STATUTORY CONTEXT

3.1 The S32⁵ provides a detailed overview of the higher order documents applicable to the LLR Variation. I consider the S32 overview to be accurate and adopt it for the purpose of this report.

4. DRAFTING OF PROVISIONS

Policy 11.2.1.2

4.1 Six submissions⁶ were received specifically in support of the variation to Policy 11.2.1.2. These were supported by further submission 36.⁷ Seven submitters⁸ opposed the variation in its entirety, however their

² Section 32 evaluation for the LLR Variation to Chapter 11 Large Lot Residential Zone and Variation to Chapter 27 Subdivision and Development.

³ [Proposed District Plan \(qldc.govt.nz\)](https://www.qldc.govt.nz/Proposed-District-Plan).

⁴ <https://www.qldc.govt.nz/media/d4maqqap/report-09a-stream-6-chapters-7-8-9-10-11.pdf>.

⁵ Section 6 <https://www.qldc.govt.nz/media/ep4o5t0b/large-lot-residential-a.pdf>.

⁶ Submission 6.3 by A Anderson, Submission 12.1 by P O'Connell, Submission 14.1 by H Babik, Submission 15.1 by K Rohit, Submission 16.1 by D White and Submission 23.1 by D Lumsden, supported by Further Submissions 36.16, 36.21, 36.24, 36.27, 36.30, 37.6, 37.7, 37.10, 37.13, and 37.16

⁷ N Malpass - Further Submitter 36 for Abbeyfield Construction Ltd, G Alty, S Alty & A Jack, R Dungey & J Dungey, S Georgalli, Edward Trustees Ltd, D Curly and IP Solutions.

⁸ S Verbiest Submitter 3 and 4, N Page Submitter 5, P Wilkins Submitter 7, P Allard Submitter 8, C Brosnahan Submitter 13, G Nelson Submitter 24 and C Nelson Submitter 35.

submissions do not directly address the proposed variation to Policy 11.2.1.2.

4.2 I consider the substitution of *and* for *or* is appropriate and consistent with the higher order chapters of the PDP, which recognise that maintaining and enhancing are different thresholds and may not both be able to occur at the same time.. Deletion of 'colour' within LLR A is appropriate, as the corresponding rule only applies in the LLR B zone. The inclusion of "addition within" is also appropriate as it recognises that there are bespoke controls applying to Area B and the inclusion of "colour" within this limb reflects Rule 11.5.10.

4.3 On the basis of the above discussion, and lack of any opposing planning analysis from any submitters, I recommend the submissions and further submission in support of Policy 11.2.1.2 be accepted.

Rules 11.5.9.1 and 11.5.9.2

4.1 Four submitters⁹ support the intent of the variation but submit in opposition on the basis that they seek amended drafting of Rules 11.5.9.1, 11.5.9.2 and 27.6.1. These suggested amendments are considered below.

4.2 Rules 11.5.9.1 and 11.5.9.2 are standards that trigger a discretionary activity status if breached. The LLR Variation provisions were notified as follows (with underline and ~~striketrough~~ identifying the proposed amendments):

Rule 11.5.9.1

Large Lot Residential Area A: a maximum of one residential unit per site ~~2000m² net site area.~~

Rule 11.5.9.2

Large Lot Residential Area A: any additional residential unit to that permitted by Rule 11.5.9.1, no more than one residential unit per 2000m².

⁹ D White Submitter 16, D Lumsden Submitter 23, Seyb Submitter 31, S Edgar Submitter 30.

- 4.3 D White¹⁰, D Lumsden¹¹ and A Seyb¹² support the notified variation to the extent it removes the 'net site area'. However, they seek the following amendments to Rule 11.5.9.1 and, as a consequence, consider Rule 11.5.9.2 is not needed (additions shown in underline and deletions shown in ~~strike through~~):

Rule 11.5.9.1 Large Lot Residential A: *A maximum of one residential unit per ~~site~~ 2000m² ~~net site area~~.*

- 4.4 The further submission by N Malpass¹³ considers that the notified drafting of Rule 11.5.9.1 would result in an interpretation that more than one residential unit would be non-complying and trigger a discretionary activity. I agree that this is a possible, albeit unintended, interpretation of the notified variation, as it is not clear that the two provisions are intended to be applied in conjunction and exclusive of each other. N Malpass recommends the following amendment to Rule 11.5.9.1:

Large Lot Residential A: a maximum of one residential unit per ~~site~~ 2000m² (net site area). Except for lots created pursuant to Rule 27.6.1, there shall be more than one residential unit per site.

- 4.5 I consider this approach could be seen as facilitating non-complying activity subdivisions, by anticipating the creation of lot sizes that are smaller than those contemplated by either Chapter 11 or Chapter 27. In addition, it is relevant that this standard operates as a land use density standard independent of subdivision, as there is no requirement in Chapter 11 to subdivide land before establishing a residential unit.
- 4.6 In my opinion, providing for one residential unit per site through Rule 11.5.9.1 remains the most appropriate option. However, I consider that there is benefit in incorporating a link to the relevant lot area standards (from Rule 27.6.1) within Rule 11.5.9.1 itself, by referencing the

¹⁰ Submitter 16.

¹¹ Submitter 23.

¹² Submitter 31.

¹³ Further Submitter 36 for Abbeyfield Construction Ltd, G Alty, S Alty & A Jack, R Dungey & J Dungey, S Georgalli, Edward Trustees Ltd, D Curly and IP Solutions.

2,000m² average total lot size for the LLR A. Including this reference will remove the potential that more than one residential unit per site is anticipated as a discretionary activity. As a result, I recommend the following amendments to Rule 11.5.9.1:

Large Lot Residential A:

- (a) a maximum of one residential unit per site; or
- (b) a maximum of one residential unit per 2000m² (total area).

4.7 I consider the clarity enables better efficiency and effectiveness. I recommend these submissions¹⁴ be accepted, and the further submission of N Malpass¹⁵ be accepted in part.

Rule 27.6.1

4.8 Rule 27.6.1 is a subdivision standard. Non-compliance with the minimum lot areas within Rule 27.6.1 results in a non-complying activity status under Rule 27.5.22.

4.9 Rule 27.6.1 sets out at the start of the table that net site area shall apply to the minimum lot area and average. The notified variation seeks to provide greater certainty, through specific wording, to clarify that the net site area does not apply to the average within the LLR A:

Notified Rule 27.6.1 (Minimum Lot Area)

1500m² providing the total area of the site is not less than 2000m² average.

4.10 S Edgar¹⁶, D White¹⁷, D Lumsden¹⁸ and A Seyb¹⁹ seek an amendment to the wording of Rule 27.6.1. S Edgar²⁰ seeks to amend Rule 27.6.1 as follows:

¹⁴ D White Submitter 16, D Lumsden Submitter 23, Seyb Submitter 31, S Edgar Submitter 30.

¹⁵ Further Submitter 36 for Abbeyfield Construction Ltd, G Alty, S Alty & A Jack, R Dungey & J Dungey, S Georgalli, Edward Trustees Ltd, D Curly and IP Solutions.

¹⁶ Submitter 30.

¹⁷ Submitter 16.

¹⁸ Submitter 23.

¹⁹ Submitter 31.

²⁰ Submitter 30.

1500m² providing the total area of the site is not less than 2000m² average (gross)

- 4.11** The inclusion of the word 'gross' is supported by N Malpass²¹, on the basis it provides greater clarity.
- 4.12** The word 'gross' in the context of the PDP, is typically associated with built form. For example, within Chapter 2 the PDP defines 'gross floor area' and there is also a definition within the National Planning Standards²². I consider that the phrase 'total area' is more appropriate and better links to the definition of 'net area', which is:

Net area (Site or Lot)²³:

*Means the **total area** of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width. [Emphasis added]*

- 4.13** As a result, I do not support the amendments sought by S Edgar.
- 4.14** Alternative wording has also been proposed by submitters White²⁴, Lumsden²⁵ and Seyb,²⁶ on the basis that there should be consistency with the terminology used in the subdivision chapter:

1500m² providing the ~~total area of the site~~ average lot size is not less than 2000m² ~~average~~

- 4.15** While I accept that the amended sentence structure may be clearer, and that it is consistent with how averages are expressed elsewhere in the PDP,²⁷ it does not reference the more specific approach for total

²¹ Further Submitter 36 for Abbeyfield Construction Ltd, G Alty, S Alty & A Jack, R Dungey & J Dungey, S Georgalli, Edward Trustees Ltd, D Curly and IP Solutions.

²² Definitions [Standard \(mfe.govt.nz\)](https://www.mfe.govt.nz).

²³ <https://www.qldc.govt.nz/media/kzconrci/pdp-chapter-02-definitions-feb-2021.pdf>.

²⁴ Submitter 16.

²⁵ Submitter 23.

²⁶ Submitter 31.

²⁷ For example, minimum lot size and average lot size for Rural Lifestyle.

area to be applied to the average, as is intended by this LLR Variation. In my view, reference to 'total area' is necessary.

- 4.16** For these reasons I recommend the following amendments to Rule 27.6.1:

S42A Rule 27.6.1 (* Minimum Lot Area)

1500m² providing the ~~total area of the site~~ average lot size is not less than 2000m² ~~average~~ (total area, not net area).

- 4.17** In my view, this amended wording results in a rule (as it relates to the LLR A) that is specific and certain.

- 4.18** I consider that the above amended wording is not in conflict with any of these submissions and ensures the provisions are the most appropriate way to achieve Objective 11.2.1, which seeks '*for a high quality of residential amenity values are maintained within the Large Lot Residential Zone*'. I recommend the submissions and further submission that sought a change to the drafting of the provisions as set out above are accepted in part as shown in **Appendix 2**.

5. SUBDIVISION DESIGN AND SERVICING

- 5.1** Submitters S Verbiest,²⁸ P Wilkins²⁹ and G Nelson³⁰ raise concern in relation to subdivision design and servicing.

- 5.2** S Verbiest³¹ considers that the LLR Variation would result in the reduction of good subdivision design through infill development and an inconsistent visual layout, compromising amenity and visual cohesiveness. However, a subdivision would still be subject to assessment as a restricted discretionary resource consent, with one of the matters for consideration being design and layout,³² including

²⁸ Submitter 3 and 4.

²⁹ Submitter 7.

³⁰ Submitter 24.

³¹ Submitter 3 and 4.

³² Rule 27.5.7.

consideration of the QLDC subdivision design guidelines.³³ In my opinion, this assessment should ensure any proposed subdivision is planned and built to a suitable design standard anticipated by the plan. I do not consider that the LLR Variation will affect this outcome.

- 5.3** These submissions focus on concerns that the provisions would not maintain or enhance amenity. I consider it possible for lots with a 1,500m² net site area, where an average of 2,000m² total site area can still be achieved, to provide a high level of residential amenity. In my view, the setback requirements and maximum building height standards are the main methods that provide for the maintenance of amenity within the LLR, and this variation proposes no changes to those methods, nor do any submissions request changes to those provisions.
- 5.4** D Curly³⁴, who has submitted in support of the LLR Variation states that subdivision in the LLR A is predominantly brownfield sites that do not always allow for a 'formulaic' approach to applying the existing 2000m² net site area approach. D Curly considers the variation would achieve its intended outcome, of providing for infill development within these urban areas. L Morton³⁵ considers it a sensible approach to provide for access to rear sites. I support this position and recommend this submission be accepted in part.
- 5.5** Servicing is an issue raised by G Nelson³⁶ and C Nelson,³⁷ with specific reference to Ridgecrest water quality and electricity supply (Ridgecrest is addressed further below). These submitters provided no infrastructure evidence in support of their submissions.
- 5.6** As part of assessing any subdivision resource consent, there will need to be consideration of appropriate servicing, with the potential for upgrade or expansion to existing services where necessary. As confirmed in the Council's decisions on the initial review of the LLR zone, infrastructure services within the urban areas of Wānaka are

³³ <https://www.qldc.govt.nz/media/zenbzla0/2015-qldc-subdivision-design-guidelines-may-2015.pdf>.

³⁴ Submitter 17 for IP Solutions Ltd.

³⁵ Submitter 29.

³⁶ Submitter 24.

³⁷ Submitter 35.

available. Analysis within the S32 confirms that the LLR Variation would have minimal impact on the extent of development enabled in these areas, and that the overall density of the area would be maintained to a very similar level to what is enabled by the current provisions. Therefore, in my opinion the LLR Variation continues to maintain an appropriate approach for servicing of subdivisions in the LLR A.

5.7 Water quality was raised as a concern by G Nelson³⁸ and C Nelson³⁹. While I do not dispute that lake algae is present in some areas of Wānaka's water supply (including Ridgecrest), I do not consider that the LLR Variation will have any impact on the quality of reticulated water supply and there is no evidence to suggest a potential health concern.

5.8 I recommend these submissions in opposition be accepted in part, as set out in **Appendix 2**, to the extent that alternative drafting of provisions is recommended.

6. SUBMISSIONS RELATING TO RIDGECREST

6.1 Five submitters⁴⁰ specifically oppose the proposed variation to provisions in relation to the Ridgecrest area. No specific amendments are proposed in relation to Ridgecrest, with the submitters seeking the variation be rejected in its entirety. The reasons given for seeking rejection of the variation are that it would result in a change or reduction of amenity, residential character, cohesion, privacy, and landscaping. These are considered above.

6.2 Ridgecrest is a street that is accessed off Beacon Point Road, and forms the north-eastern quarter of the Beacon Point LLR A area in Wānaka. **Figure 1** below shows the entirety of the LLR A (in orange). None of the submitters provided any specific detail of the extent of the Ridgecrest area they refer to within their submissions.

³⁸ Submitter 24.

³⁹ Submitter 35.

⁴⁰ Submitter N Page (Submitter 5), D Allard (Submitter 8), C Brosnahan (Submitter 13), G Nelson (Submitter 24) and C Nelson (Submitter 35).

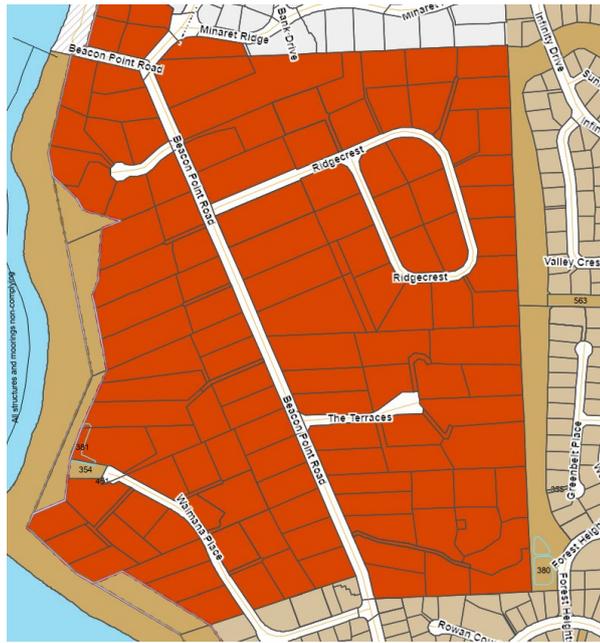


Figure 1 Large Lot Residential A - Beacon Point Road, Wānaka

- 6.3** Ridgecrest was developed in the early 2000s with lot sizes between 4,010m² and 4,402m². Land covenants restricted development to a single residential unit within a designated building platform within each lot. These covenants were for a duration of 20 years. Certification of the covenants was on 7 December 2000 and therefore on 7 December 2020 these would have extinguished. These covenants therefore no longer restrict development on these sites.
- 6.4** The resource consent that authorised the creation of the Ridgecrest area (RM950521/A), notes that the requirement for buildings to be situated within a designated platform was a private matter between the subdivider and future owners⁴¹. No specific controls relating to building platform restrictions were imposed as a condition of subdivision.
- 6.5** Development of the sites has resulted in buildings typically being located centrally within each site, which would likely limit in-fill development opportunities. There are few undeveloped sections. The size of the lots, many exceeding 4,000m², are such that some would have potential to develop even if the existing 2,000m² net area applied. With the exception of a scenario where multiple sites were developed

⁴¹ Page 6 Decision RM950251/A (available through eDocs).

at the same time, the LLR Variation retains the density through application of the average total site area.

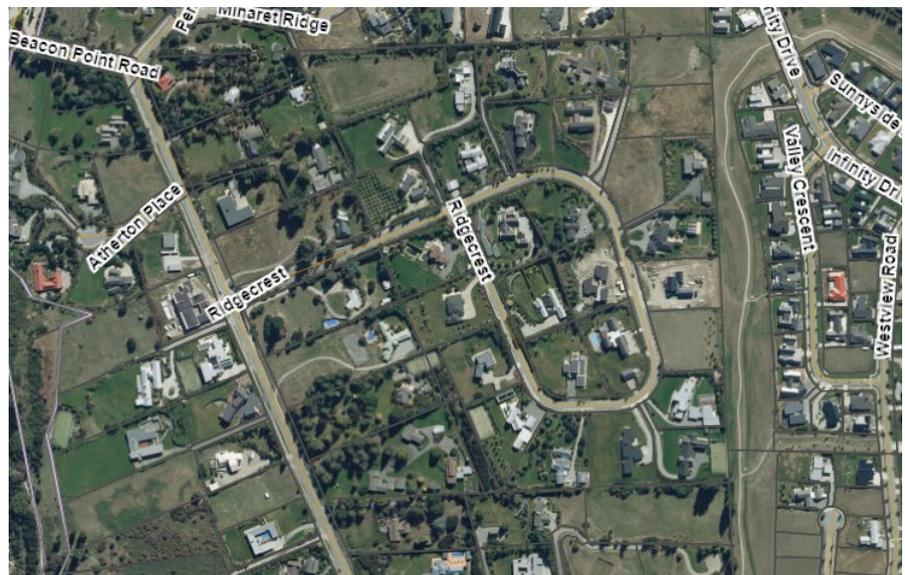


Figure 2: Aerial photo of Ridgecrest, showing development generally located centrally within lots.



Figure 3: Map showing the LLR A Beacon Point area, including Ridgecrest with parcel sizes exceeding 4000m² (dark red)

6.6 A number of submissions seek that the LLR Variation be rejected in its entirety, which would result in all LLR A areas retaining the status quo. The reasons provided for this rejection focus on the (undefined) area of Ridgecrest. However, I do not consider there are any distinguishing features or characteristics of the Ridgecrest area that warrant a different resource management approach to that proposed to apply to

all of the LLR A. Further, any specific approach for this area would add unnecessary complexity to the PDP. The area is clearly within Wānaka's Urban Growth Boundary and does not directly adjoin any outstanding natural landscapes (as is typical of the LLR-B).

6.7 I recommend these submissions be accepted in part, as shown in **Appendix 2**, only to the extent that alternative drafting is recommended to the provisions.

7. SUBMISSIONS IN SUPPORT

7.1 A total of 49 submission points were received in support of the variation. 70 further submission points were received in support of these original submission points.

7.2 Submissions in support consider the LLR Variation appropriate within a number of the Large Lot Residential A areas; including Albert Town,⁴² Studholme Road,⁴³ Aubrey Rd area⁴⁴ and Hāwea.⁴⁵

7.3 D Curly,⁴⁶ N Malpass⁴⁷ and S Edgar⁴⁸ submit in support of the variation as a means to reduce the administrative costs that are likely to result from the Decision Version PDP provisions. These submissions support the evaluation in the s32 report. I concur with this view.

7.4 With the inclusion of the amendments to wording I have recommended above, I recommend that these submissions in support be accepted in part.

8. CONCLUSION

8.1 On the basis of the analysis set out in this report, I recommend the changes shown within the Recommended Provisions in **Appendix 1**,

⁴² A Anderson – Submitter 6.

⁴³ N Malpass for Abbeyfield Construction Ltd – Submitter 19.

⁴⁴ N Malpass for Submitter 18, 20, 22, and 32; and S Edgar (J Howard and A Howard) Submitter 30.

⁴⁵ J Underwood, D Rogers (Submitter 34).

⁴⁶ Submitter 17 for IP Solutions Ltd.

⁴⁷ On behalf of Submitter 18: G Alty, S Alty and A Jack, Submitter 19: Abbeyfield Construction Ltd, Submitter 20: J Dungey & R Dungey, Submitter 21: IP Solutions Ltd, Submitter 22: S Georgalli, and Submitter 32: Edward Trustee Ltd.

⁴⁸ Submitter 30.

and that submission points are accepted, accepted in part or rejected as set out in **Appendix 2**.

8.2 In my view the Recommended Provisions in **Appendix 1** provide greater clarity, will give effect to the national and regional planning framework, take account of the relevant statutory and non-statutory documents, and are considered to be more appropriate than the notified provisions (and decisions version provisions that are being amended).

A handwritten signature in blue ink, appearing to read 'Sarah Picard', with a stylized, cursive script.

Sarah Picard

31 May 2020

APPENDIX 1

Recommended Provisions – Chapters 11 and 27

Black underline and ~~striketrough~~ text reflects the notified LLR Variation provisions
 Green underline and ~~striketrough~~ text reflects the recommended amendments made in Section 42A report 31 May 2021

Amend Policy 11.2.1.2 as follows:

[no change]

11.2.1.2 Maintain ~~and~~ or enhance residential character and high amenity values by controlling the ~~colour~~, scale, location and height of buildings, and in addition within Area B by requiring ~~require~~ landscaping, colour and vegetation controls.

Amend Rule 11.5.9 as follows:

Table 2	Standards for Activities	Non-compliance
11.5.9	Residential Density 11.5.9.1 Large Lot Residential Area A: (a) <u>a maximum of one residential unit per site; or</u> (b) <u>a maximum of one residential unit per 2000m² (total area).</u> 11.5.9.2 Large Lot Residential Area A: any additional residential unit to that permitted by Rule 11.5.9.1, no more than one residential unit per 2000m². 11.5.9.2.2 <u>Large Lot Residential Area B: a maximum of one residential unit per 4000m² net site area</u>	D

Amend Rule 27.6.1 as follows:

27.6.1 *No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.*

...

Zone		Minimum Lot Area
Residential	Large Lot Residential A	<u>1500m² providing the total area of the site is not less than the average lot size is not less than 2000m² average (total area, not net area)</u>

APPENDIX 2

Summary of submissions and recommended decisions

Original Submission	Further Submission	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Staff Accept/Reject
OS2.1		Kerie Lee	Uren			1-Variation to Chapter 11	Support	That the variation to Large Lot Residential A is retained as notified.	Accept in Part
OS2.1	FS36.13	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 2.1 is supported.	Accept in Part
OS3.1		Sarah	Verbiest			2-Variation to Chapter 27	Oppose	That the proposed variation to Rule 27.6.1 is opposed so that the permitted minimum net area remains at 2000m2.	Reject
OS3.1	FS36.1	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That relief sought in Submission 3.1 is opposed.	Accept in Part
OS4.1		Sarah	Verbiest			1-Variation to Chapter 11	Oppose	That the proposed changes to Chapter 11 are opposed.	Accept in Part
OS4.1	FS36.2	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Oppose	That the relief sought in Submission 4.1 is opposed.	Accept in Part
OS5.1		Nick	Page			1-Variation to Chapter 11	Oppose	That the proposed changes to Rule 11.5.9 be rejected.	Accept in Part
OS5.1	FS36.3	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Oppose	That the relief sought in Submission 5.1 is opposed.	Accept in Part
OS5.1	FS37.1	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 5.1 is supported.	Accept in Part
OS5.2		Nick	Page			2-Variation to Chapter 27	Oppose	That the proposed change to Rule 27.6.1 be rejected.	Accept in Part
OS5.2	FS36.4	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 5.2 is opposed.	Accept in Part
OS6.1		Andrew John	Anderson			2-Variation to Chapter 27	Support	That the proposed variation to Rule 27.6.1 is retained as notified.	Accept in Part
OS6.1	FS36.14	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 6.1 is supported.	Accept in Part
OS6.1	FS37.4	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 6.1 is supported.	Accept in Part
OS6.2		Andrew John	Anderson			1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part

OS6.2	FS36.15	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 6.2 is supported.	Accept in Part
OS6.2	FS37.5	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 6.2 is supported.	Accept in Part
OS6.3		Andrew John	Anderson			1-Variation to Chapter 11	Support	That Policy 11.2.1.2 is retained as notified.	Accept
OS6.3	FS36.16	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 6.3 is supported.	Accept
OS6.3	FS37.6	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 6.3 is supported.	Accept
OS7.1		Phil	Wilkins			2-Variation to Chapter 27	Oppose	That the proposed changes to Rule 27.6.1 be rejected.	Accept in Part
OS7.1	FS36.5	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 7.1 is opposed.	Accept in Part
OS7.2		Phil	Wilkins			1-Variation to Chapter 11	Oppose	That the proposed changes to Rule 11.5.9 be rejected.	Accept in Part
OS7.2	FS36.6	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Oppose	That the relief sought in Submission 7.2 is opposed.	Accept in Part
OS7.2	FS37.2	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 7.2 is supported.	Accept in Part
OS8.1		Peter David	Allard			1-Variation to Chapter 11	Oppose	That the proposed changes to Rule 11.5.9 be rejected.	Accept in Part
OS8.1	FS36.7	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Oppose	That the relief sought in Submission 8.1 is opposed.	Accept in Part
OS8.2		Peter David	Allard			2-Variation to Chapter 27	Oppose	That the proposed changes to Rule 27.6.1 be rejected.	Accept in Part
OS8.2	FS36.8	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 8.2 is opposed.	Accept in Part
OS9.1		Nicola & Nigel	Scott			1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part
OS9.1	FS36.17	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 9.1 is supported.	Accept in Part

OS9.2		Nicola & Nigel	Scott			2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS9.2	FS36.18	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 9.2 is supported.	Accept in Part
OS10.1		Judith (Jude)	Battson			1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part
OS10.1	FS36.19	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 10.1 is supported.	Accept in Part
OS11.1		Joanna	Underwood			2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS11.1	FS36.20	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 11.1 is supported.	Accept in Part
OS12.1		Phillipa	O'Connell			1-Variation to Chapter 11	Support	That Policy 11.2.1.2 is retained as notified.	Accept
OS12.1	FS36.21	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 12.1 is supported.	Accept
OS12.1	FS37.7	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 12.1 is supported.	Accept
OS12.2		Phillipa	O'Connell			1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part
OS12.2	FS36.22	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 12.2 is supported.	Accept in Part
OS12.2	FS37.8	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 12.2 is supported.	Accept in Part
OS12.3		Phillipa	O'Connell			2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS12.3	FS36.23	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 12.3 is supported.	Accept in Part
OS12.3	FS37.9	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 12.3 is supported.	Accept in Part
OS13.1		Colin	Brosnahan			2-Variation to Chapter 27	Oppose	That Rule 27.6.1 be rejected.	Accept in Part

OS13.1	FS36.9	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 13.1 is opposed.	Accept in Part
OS13.2		Colin	Brosnahan			1-Variation to Chapter 11	Oppose	That the proposed changes to Rule 11.5.9 be rejected.	Accept in Part
OS13.2	FS36.10	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Oppose	That the relief sought in Submission 13.2 is opposed.	Accept in Part
OS13.2	FS37.3	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 13.2 is supported.	Accept in Part
OS14.1		Babak	Hadi			1-Variation to Chapter 11	Support	That Rule 11.2.1.2 is retained as notified.	Accept
OS14.1	FS36.24	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 14.1 is supported.	Accept
OS14.1	FS37.10	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 14.1 is supported.	Accept
OS14.2		Babak	Hadi			1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part
OS14.2	FS36.25	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 14.2 is supported.	Accept in Part
OS14.2	FS37.11	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 14.2 is supported.	Accept in Part
OS14.3		Babak	Hadi			2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS14.3	FS36.26	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 14.3 is supported.	Accept in Part
OS14.3	FS37.12	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 14.3 is supported.	Accept in Part
OS15.1		Rohit	Khanna	Home Factor SI Ltd		1-Variation to Chapter 11	Support	That Rule 11.2.1.2 is retained as notified.	Accept
OS15.1	FS36.27	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 15.1 is supported.	Accept
OS15.1	FS37.13	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 15.1 is supported.	Accept
OS15.2		Rohit	Khanna	Home Factor SI Ltd		1-Variation to Chapter 11	Support	That Rule 11.5.9 is retained as notified.	Accept in Part

OS15.2	FS36.28	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 15.2 is supported.	Accept in Part
OS15.2	FS37.14	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 15.2 is supported.	Accept in Part
OS15.3		Rohit	Khanna	Home Factor SI Ltd		2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS15.3	FS36.29	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 15.3 is supported.	Accept in Part
OS15.3	FS37.15	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 15.3 is supported.	Accept in Part
OS16.1		Duncan	White		Paterson Pitts Limited Partnership (Wanaka)	1-Variation to Chapter 11	Support	That Rule 11.2.1.2 is retained as notified.	Accept
OS16.1	FS36.30	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 16.1 is supported.	Accept
OS16.1	FS37.16	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 16.1 is supported.	Accept
OS16.2		Duncan	White		Paterson Pitts Limited Partnership (Wanaka)	1-Variation to Chapter 11	Oppose	That Rule 11.5.9.1 is amended as follows: Large Lot Residential A: A maximum of one residential unit per 2000m2 And, that if Rule 11.5.9.1 is amended, Rule 11.5.9.2 is struck out.	Accept in Part
OS16.3		Duncan	White		Paterson Pitts Limited Partnership (Wanaka)	2-Variation to Chapter 27	Oppose	That Rule 27.6.1 is amended as follows: 1500m2 providing the average lot size is not less than 2000m2.	Accept in Part
OS17.1		Daniel	Curley	IP Solutions Ltd	IP Solutions Ltd	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS17.1	FS36.31	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 17.1 is supported.	Accept in Part
OS17.1	FS37.17	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 17.1 is supported.	Accept in Part
OS17.2		Daniel	Curley	IP Solutions Ltd	IP Solutions Ltd	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS17.2	FS36.32	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 17.2 is supported.	Accept in Part
OS17.2	FS37.18	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 17.2 is supported.	Accept in Part

OS18.1		Nicole	Malpass	IP Solutions Ltd	Guy Alty, Sheryl Alty and Amanda Jack	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS18.1	FS36.33	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 18.1 is supported.	Accept in Part
OS18.2		Nicole	Malpass	IP Solutions Ltd	Guy Alty, Sheryl Alty and Amanda Jack	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS18.2	FS36.34	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 18.2 is supported.	Accept in Part
OS19.1		Nicole	Malpass	IP Solutions Ltd	Abbeyfield Construction Ltd	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS19.2		Nicole	Malpass	IP Solutions Ltd	Abbeyfield Construction Ltd	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS19.2	FS36.35	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 19.2 is supported.	Accept in Part
OS19.2	FS36.36	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 19.2 is supported.	Accept in Part
OS20.1		Nicole	Malpass	IP Solutions Ltd	Ross and jenny Dungey	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS20.1	FS36.37	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 20.1 is supported.	Accept in Part
OS20.2		Nicole	Malpass	IP Solutions Ltd	Ross and jenny Dungey	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS20.2	FS36.38	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 20.2 is supported.	Accept in Part
OS21.1		Nicole	Malpass	IP Solutions Ltd	IP Solutions Ltd	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS21.1	FS36.39	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 21.1 is supported.	Accept in Part
OS21.1	FS37.19	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 21.1 is supported.	Accept in Part
OS21.2		Nicole	Malpass	IP Solutions Ltd	IP Solutions Ltd	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part

OS21.2	FS36.40	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 21.2 is supported.	Accept in Part
OS21.2	FS37.20	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 21.2 is supported.	Accept in Part
OS22.1		Nicole	Malpass	IP Solutions Ltd	Stephanie Georgalli	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS22.1	FS36.41	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 22.1 is supported.	Accept in Part
OS22.2		Nicole	Malpass	IP Solutions Ltd	Stephanie Georgalli	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS22.2	FS36.42	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 22.2 is supported.	Accept in Part
OS23.1		David	Lumsden			1-Variation to Chapter 11	Support	That Policy 11.2.1.2 is retained as notified.	Accept
OS23.2		David	Lumsden			1-Variation to Chapter 11	Oppose	That Rule 11.5.9.1 be amended as follows: Large Lot Residential A: A maximum of one residential unit per 2000m2 And that if Rule 11.5.9.1 is amended, Rule 11.5.9.2 be struck out.	Accept in Part
OS23.3		David	Lumsden			2-Variation to Chapter 27	Oppose	That Rule 27.6.1 be amended as follows: 1500m2 providing the average lot size is not less than 2000m2.	Accept in Part
OS24.1		Antony Guy	Nelson			2-Variation to Chapter 27	Oppose	That Rule 27.6.1 be rejected.	Accept in Part
OS24.1	FS36.11	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 24.1 is opposed.	Accept in Part
OS25.1		Susan	Rutherford			2-Variation to Chapter 27	Support	That Rule 27.6.1 is retained as notified.	Accept in Part
OS25.1	FS36.43	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 25.1 is supported.	Accept in Part
OS26.1		Joseph	Fraser			1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part

OS26.1	FS36.44	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 26.1 is supported.	Accept in Part
OS26.2		Joseph	Fraser			2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS26.2	FS36.45	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 26.2 is supported.	Accept in Part
OS27.1		Amelia	Croft-Brittingham			1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS27.1	FS36.46	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 27.1 is supported.	Accept in Part
OS27.2		Amelia	Croft-Brittingham			2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS27.2	FS36.47	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 27.2 is supported.	Accept in Part
OS28.1		Peter	Whitworth			1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS28.1	FS36.48	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 28.1 is supported.	Accept in Part
OS28.2		Peter	Whitworth			2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS28.2	FS36.49	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 28.2 is supported.	Accept in Part
OS29.1		Leeann	Morton		Self	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS29.1	FS36.50	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 29.1 is supported.	Accept in Part
OS30.1		Scott	Edgar	Edgar Planning	Andrew & Jodie Howard	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part

OS30.1	FS36.51	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 30.1 is supported.	Accept in Part
OS30.1	FS37.21	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	1-Variation to Chapter 11	Support	That the relief sought in Submission 30.1 is supported.	Accept in Part
OS30.2		Scott	Edgar	Edgar Planning	Andrew & Jodie Howard	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS30.2	FS36.52	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 30.2 is supported.	Accept in Part
OS30.2	FS37.22	Maree	Baker-Galloway	Anderson Lloyd	Allenby Farms Limited	2-Variation to Chapter 27	Support	That the relief sought in Submission 30.2 is supported.	Accept in Part
OS31.1		Alastair	Seyb	Land Infrastructure Management Ltd	Land Infrastructure Management Ltd	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS31.1	FS36.53	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 31.1 is supported.	Accept in Part
OS31.2		Alastair	Seyb	Land Infrastructure Management Ltd	Land Infrastructure Management Ltd	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS31.2	FS36.54	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 31.2 is supported.	Accept in Part
OS32.1		Nicole	Malpass	IP Solutions Ltd	Edward Trustee Ltd	1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS32.1	FS36.55	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 32.1 is supported.	Accept in Part
OS32.2		Nicole	Malpass	IP Solutions Ltd	Edward Trustee Ltd	2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part
OS32.2	FS36.56	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 32.2 is supported.	Accept in Part
OS33.1		Kelly	Hamilton			1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS33.1	FS36.57	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 33.1 is supported.	Accept in Part
OS33.2		Kelly	Hamilton			2-Variation to Chapter 27	Support	That the proposed changes to Chapter 27 are retained as notified.	Accept in Part

OS33.2	FS36.58	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 33.2 is supported.	Accept in Part
OS34.1		Darryll Leigh	Rogers			1-Variation to Chapter 11	Support	That the proposed changes to Chapter 11 are retained as notified.	Accept in Part
OS34.1	FS36.59	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	1-Variation to Chapter 11	Support	That the relief sought in Submission 34.1 is supported.	Accept in Part
OS34.2		Darryll Leigh	Rogers			2-Variation to Chapter 27	Support	That Rule 27.6.1 be retained as notified. If Rule 27.6.1 is not adopted, retain the 1500m2 minimum lot size in the Lake Hawea Town boundary.	Accept in Part
OS34.2	FS36.60	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Support	That the relief sought in Submission 34.2 is supported.	Accept in Part
OS35.1		Cush	Nelson			2-Variation to Chapter 27	Oppose	That the reduction of minimum lot area to 1500m2 be rejected.	Reject
OS35.1	FS36.12	Nicole	Malpass	IP Solutions	Abbeyfield Construction Ltd Guy Alty, Sheryl Alty and Amanda Jack Ross and Jenny Dungey Stephanie Georgalli Edward Trustee Ltd Dan Curley IP Solutions	2-Variation to Chapter 27	Oppose	That the relief sought in Submission 35.1 is opposed.	Accept in Part