Part Three - Urban Environment

Submitter Number: 183 **Submitter:** James & Jeanette Cullen

Contact Name: Email: jj.cullen@xtra.co.nz

Address: 38 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 183.2 **Provision:** 4-Part Three - Urban Environmant

Position: Oppose

Summary of Opposes any changes to existing regulations for residential or commercial development in Old

Submission Frankton.

Submitter Number: 462 **Submitter:** Joel van Riel

Contact Name: joelvanriel@hotmial.co.nz

Address: 4 Sam John Place, Hawea, NZ, 9382

Point Number 462.3 **Provision:** 4-Part Three - Urban Environmant

Position: Support

Summary of Submission Rezone Sam John Place to allow minimum half acre lots.

Submitter Number: 472 **Submitter:** Guy Simpson

Contact Name: Email: guysimpson@windowslive.com

Address: 76 Grandview Road, RD 2, Wanaka, New Zealand, 9382

Point Number 472.2 **Provision:** 4-Part Three - Urban Environmant

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.

Submitter Number: 528 **Submitter:** Shotover Country Limited

Contact Name: Warwick Goldsmtih Email: warwick.goldsmith@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 528.7 **Provision:** 4-Part Three - Urban Environment

Position: Oppose

Summary of Submission Amend the Queenstown UGB (Chapter 4) as follows:

Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary

running along the inside edge of Old School Road.

Submitter Number: 561 Submitter: Three Beaches Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 561.1 **Provision:** 4-Part Three - Urban Environmant

Position: Not Stated

Summary of Submission 5.1 The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled (as outlined in Points 4.1 and 4.2). This outcome will:
- Promote or give effect to Part 2 of the Act; - Meet the Section 32 requirements of the Act, and - Is the most appropriate method for achieving the objectives of the PDP having regard to its efficiency and effectiveness, and taking into account the costs and benefits. 5.2 The PDP is

modified as per the points addressed in Point 4.3 above.

Submitter Number: 568 Submitter: **Grant Laurie Bissett**

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 568.5 **Provision:** 4-Part Three - Urban Environment

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

That visitor accommodation is recognised as vital to the Queenstown Lakes Districts economy and that its provision in the Low Density Residential Zone and Medium Density Residential Zone and High Density Residential Zone in particular is encouraged.

Submitter: **Submitter Number:** 586 J D Familton and Sons Trust

Contact Name: Herb Familton Email: herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

Point Number 586.23 **Provision:** 4-Part Three - Urban Environmant

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

Visitor Accommodation Zone.

Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."

Submitter Number: 683 Submitter: L.S.P Ltd

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 1383, Queenstown, New Zealand, 9348

Point Number 683.1 **Provision:** 4-Part Three - Urban Environment

Position: Support

Summary of Submission L.S.P supports the zoning proposed for its land and in

particular the provisions that provide for visitor

accommodation development. L.S.P considers that the land

has ideal attributes for visitor accommodation and seeks that

the District Plan provisions as they are proposed to apply to

Lot 2 DP 363520 remain unchanged.

Submitter Number: 752 **Submitter:** Michael Farrier

Contact Name: Email: mike.farrier@xtra.co.nz

Address: 31 Bedford Street, Arrowtown, New Zealand, 9302

Point Number 752.5 **Provision:** 4-Part Three - Urban Environmant

Position: Not Stated

Summary of Submission

Current Arrowtown Urban boundaries are maintained.

Provision: 4-Part Three - Urban Environment

Position: Not Stated

Summary of Submission The housing density in all Arrowtown Urban Zones shall not be increased on the basis of current measured PM10 concentrations, or respirable particulate matter in the atmosphere. This is known to have a severe effect on the health of people.

Point Number 752.7 **Provision:** 4-Part Three - Urban Environment

Position: Not Stated

Summary of Submission

Reference to the Arrowtown Design Guidelines 2006 is removed from the proposed plan and reference made to new Guidelines that reflect the current character of Arrowtown and which have been subject to consultation under a RMA process as for the Proposed Plan. Preferably all planning and landscape requirements shall be part of the Proposed District Plan and not a

separate document.

Point Number Provision: 4-Part Three - Urban Environment 752.13

Position: Not Stated

Summary of **Submission**

Footpath, curbing and channeling and street lighting to the appropriate NZ Standards shall be prescribed for all Zones in Arrowtown.

Point Number Provision: 4-Part Three - Urban Environment 752.18

Position: Not Stated

Summary of Submission

In the unlikely event of infill housing being permitted a section 32 report shall be prepared covering the cost of infrastructural service upgrades requirements and the implications of increased PM10 particulate on the health of residents. Rules in the Plan to ensure that neighbors are appropriately consulted and compensated for loss of amenity values and rules to ensure sufficient motor vehicle parking is provided for at least four vehicles on each property.

Point Number 752.19 **Provision:** 4-Part Three - Urban Environment

Position: Not Stated

Summary of Submission

The Plan shall require adequate street storm water drainage in all locations in the Arrowtown Urban Zone and provision is made to "treat" (grass berms, infiltration) storm water before

discharge into the Arrow River.

Submitter Number: 775 Submitter: HR&DAFamilton

Contact Name: Herb R Familton Email: herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051 **Provision:** 4-Part Three - Urban Environment

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

Visitor Accommodation Zone.

Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m

Otago Datum)."

Submitter Number: 803 Submitter: H R Familton

Contact Name: Email: herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

Point Number 803.23 **Provision:** 4-Part Three - Urban Environment

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

Visitor Accommodation Zone.

Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m

Otago Datum)."

Submitter Number: 810 **Submitter:** Te Runanga o Moeraki, Kati

Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui

Runanga collectively

Manawhenua

Contact Name: Tim Vial Email: tim@ktkoltd.co.nz

Address: PO Box 446, Dunedin, New Zealand, 9054

Point Number 810.35 Provision: 4-Part Three - Urban Environmant

Position: Not Stated

Summary of Submission Add a new policy for the Queenstown, Wanaka and Arrowtown Town Centre Zones:

Ensure that development responds to and protects the values of wahi tupuna.

Chapter 7 - Low Density Residential

Submitter Number: 9 **Submitter:** Terry Drayron

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number 9.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Submission

Opposes increase in density to 1 unit per 300m2 and requests retention of existing rules for the low density residential zone.

Requests removal of rates increases for visitor accommodation, and instead impose a 'bed tax'

on tourists.

Submitter Number: 16 **Submitter:** ds ee properties ltd

Contact Name: Don Lawrence Email: eeee@xtra.co.nz

Address: 1033 Frankton road, frankton, Queenstown, New Zealand, 9300

Point Number 16.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.

Submitter Number: 19 Submitter: Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.5 Provision: 138-7 Low Density Residential

Position: Oppose

Summary of Submission

Opposes the chapter provisions generally

Submitter Number: 22 Submitter: Raymond Walsh

Contact Name: Email: alywalsh30@gmail.com

Address: P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305

Point Number 22.2 Provision: 138-7 Low Density Residential

Position: Support

Summary of Submission

Supports the chapter provisions generally.

Point Number 22.3 Provision: 138-7 Low Density Residential >

139-7.1 Zone Purpose

Position: Support

Summary of Submission

Supports the provision

Point Number 22.4 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies

Position: Support

Summary of Submission

Supports the provision

Point Number 22.5 Provision: 138-7 Low Density Residential >

177-7.3 Other Provisions and

Rules

Position: Support **Summary of** Supports the provision Submission **Point Number Provision:** 22.6 138-7 Low Density Residential > 184-7.4 Rules - Activities Position: Support **Summary of** Supports the provision **Submission Point Number** 22.7 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards Position: Support **Summary of** supports the provision Submission **Point Number** 22.8 **Provision:** 138-7 Low Density Residential > 251-7.6 Non-Notification of **Applications** Position: Support **Summary of** Supports the provision **Submission**

Submitter Number: 24 Submitter: Hayden Tapper

Contact Name: Email: handjtapper@gmail.com

Address: c/- 320 Otautau Nightcaps Road, Otautau , RD1 Southland, New Zealand, 9689

Point Number 24.1 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

174-7.2.10

Position: Support

Summary of Submission

Supports objective as it relates to the submitters property.

Point Number 24.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 227-

7.5.3

Position: Support

Summary of Submission Supports Rule as it relates to the submitters property and adequately requires noise insulation

and ventilation to mitigate the effects of noise generated by the Queenstown Airport.

Point Number 24.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 228-

7.5.4

Position: Support

Summary of Submission

Supports Rule as it relates to the submitters property and adequately requires noise insulation

and ventilation to mitigate the effects of noise generated by the Queenstown Airport.

Point Number 24.5 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-

7.4.11

Position: Oppose

Summary of Submission Completely opposes the Rule. Requests deletion of rule. Provide exemption which provides for two dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity

(subject to compliance with other rules) to achieve the same residential density allowance that

applies under the operative district plan for properties in the Air Noise Boundaries.

Submitter Number: 32 **Submitter:** Leigh Fountain

Contact Name: Email: leighfountain@gmail.com

Address: 4 Niger Street, Wanaka, New Zealand, 9305

Point Number 32.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of supports increase in low density lots close to town. strongly supports low density residential plan

Submission change for DP 300273.

Submitter Number: 33 Submitter: Dan Fountain

Contact Name: Email: danfountainandco@gmail.com

Address: 4 Niger Street, Wanaka, New Zealand, 9305

Point Number 33.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission supports increase in low density lots close to town.

Submitter Number: 34 Submitter: Robert A Fountain

Contact Name: Email: tonyfountain@outlook.com

Address: 26 Kings Drive, Wanaka, New Zealand, 9305

Point Number 34.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission supports increased low density lots close to town in Wanaka, as shown on Map 22

Submitter Number: 35 **Submitter:** Keith Hubber Family Trust No 2

Contact Name: Keith Hubber Email: keithhubber@xtra.co.nz

Address: 45 Rosewood Drive, Rosedale, Invercargill, New Zealand, 9810

Point Number 35.1 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11 Position: Oppose Summary of opposes rule 7.4.11 completely. Delete rule 7.4.11 and provide an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted **Submission** activity (subject to compliance with other rules) as provided for by the operative district plan. **Point Number** 35.2 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 Position: Support **Summary of** supports objective as it relates to the submitters property. **Submission Point Number** 35.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3 Position: Support **Summary of** supports objective as it relates to the submitters property. Submission **Point Number** Provision: 35.4 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4 Position: Support Summary of supports objective as it relates to the submitters property. **Submission**

Submitter Number: 36 Submitter: Malcolm, Anna McKellar,

Stevenson

Contact Name: Email: malcolmandanna@me.com

Address: 19 Rimu Street, Riccarton, Christchurch, New Zealand, 8041

Point Number 36.1 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-7.4.11

Position: Oppose

Summary of Submission Opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise

boundaries.

Point Number 36.3 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

174-7.2.10

Position: Support

Summary of Submission supports the provision as it relates to the submitters property.

Point Number 36.4 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 227-

7.5.3

Position: Support

Summary of Submission

supports the provision as it relates to the submitters property.

Point Number 36.5 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 228-

7.5.4

Position: Support

Summary of Submission supports the provision as it relates to the submitters property.

Submitter Number: 43 Submitter: KE & HM, RD Hamlin, Liddell

Contact Name: Email: kevnhaze@xtra.co.nz

Address: 315 Lower Shotover Road, RD 1, Queenstown, New Zealand, 9371

Point Number 43.1 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11 Position: Oppose Summary of opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary **Submission** as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries. **Point Number** 43.2 138-7 Low Density Residential > **Provision:** 140-7.2 Objectives and Policies > 174-7.2.10 Support Position: **Summary of** supports the provision as it relates to the submitters property Submission **Point Number** 43.3 Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3 Position: Support Summary of supports the provision as it relates to the submitters property **Submission Point Number** 43.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4 Position: Support Summary of supports the provision as it relates to the submitters property **Submission**

Submitter Number: 48 Submitter: Kerr Ritchie Architects

Contact Name: Pete Ritchie Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 48.2 **Provision:** 138-7 Low Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural to Low Density **Submission** Residential.

Submitter Number: 60 Submitter: Mike Hansen

Contact Name: Email: hansens2@xtra.co.nz

Address: P O Box 378, Queenstown, New Zealand, 9348

Point Number 60.1 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of The Council look to maintain the current rules as outlined in the Operative District Plan regarding

setbacks.

Point Number 60.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Other - Please clearly indicate your position in your submission below

The Council look to maintain the current rules as outlined in the Operative District Plan regarding Summary of

recession places for the Low Density Residential Zone of "Old Frankton" in particular.

Point Number Provision: 60.3 138-7 Low Density Residential >

217-7.5 Rules - Standards > 218-

7.5.1

Position: Support

Submission

Submission

Summary of The Council look to maintain the current rules as outlined in the Operative District Plan regarding **Submission**

height controls for the Low Density Residential Zone of "Old Frankton" in particular.

Submitter Number: 62 Submitter: Stonebrook Properties Limited

Contact Name: lain Valentine Email: ia@valentinenz.net

Address: PO Box 28479, Remuera, Auckland, New Zealand, 1541

Point Number 62.2 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density

Residential on Planning Map 22.

Submitter Number: 65 Submitter: John Blennerhassett

Contact Name: john@theestuary.co.nz

Address: 6B Panorama Road, Clifton, Christchurch, New Zealand, 8081

Point Number 65.6 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22

to Large Lot Residential and Low Density Residential.

Submitter Number: 66 Submitter: Keith Syme

Contact Name: Email: symequeenstown@actrix.co.nz

Address: 15 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 66.1 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position:	Oppose
Summary of Submission	I submit that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.

Submitter Number: 67 Submitter: Keith Syme

Contact Name: Email: symequeenstown@actrix.co.nz

Address: 15 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 67.1 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Oppose

that the Council look to maintain the current rules as outlined in the Operative District Plan **Summary of** Submission regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of 'Old

Frankton' in particular.

67.2 **Point Number Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Oppose

Summary of

Submission

that the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton'

in particular.

Point Number 67.3 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 218-

7.5.1

Position: Support

Summary of Submission

that the Council look to maintain the current rules as outlined in the Operative District Plan

regarding building heights for the Proposed Low Density Residential Zone (Chapter 7) of 'Old

Frankton' in particular.

Submitter Number: 72 Submitter: Kelvin Peninsula Community

Association

Contact Name: Phillipa Cook Email: talk2kpca@gmail.com

Address: 6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300

Point Number 72.1 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports in part, with suggested additional considerations for the zone in the area of Kelvin Peninsula:

- infrastructure adequate in quality/longevity to sustain planned and zoned growth.
 Especially sewerage, as it is understood the current system was built to sustain 600
 properties not the proposed extra 1800. We also understand the original pipes are of
 poor quality.
- 2. a local shopping centre
- 3. LDR zone boundary to align with Mee's land

4.

Point Number 72.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports general concepts of low density to become gentle density.

Submitter Number: 78 Submitter: Jennie Blennerhassett

Contact Name: Email: jennieblen@xtra.co.nz

Address: 19 Dale Street, Albert Town, Wanaka, 9305

Point Number 78.6 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22

Submission & 23.

Submitter: **Submitter Number:** 83 A M Mayora MacKenzie

Contact Name: Email:

Address: 46 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 83.1 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum **Submission** building height for the Visitor Accommodation Sub Zone located on Lake Ave, Frankton, be

incorporated in any District Plan that is adopted by Council.

Point Number 83.2 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 218-

7.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of the Council look to maintain the current rules as outlined in the Operative District Plan regarding **Submission** height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in

particular.

Point Number 83.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

Position: Other - Please clearly indicate your position in your submission below

the Council look to maintain the current rules as outlined in the Operative District Plan regarding Summary of

recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in

particular.

Submission

Point Number 83.4 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Other - Please clearly indicate your position in your submission below

the Council look to maintain the current rules as outlined in the Operative District Plan regarding Summary of **Submission**

setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in

particular.

Submitter Number: 87 Submitter: Shelley McMeeken

Contact Name: Email: shelley@dyslexia.net.nz

Address: 9 Cotter Avenue, Arrowtown, New Zealand, 9302

Point Number 87.6 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on

Submission Planning Maps 22 & 23.

Submitter Number: 89 **Submitter:** Emma Chisholm

Contact Name: Email: emma_chisholm@hotmail.com

Address: 33 Oregon Drive, Kelvin Heights, Queenstown, 9300

Point Number 89.1 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Oppose

Submission

Summary of Opposes site density of 300m2 for infill development in the LDR Zone and requests that the site

area size be increased to at least 400m2. Supports the need for infill development in

Queenstown generally.

Submitter Number: 94 Submitter: Ross Hawkins

Contact Name: Email: ross.hawkins@sothebysrealty.com

Address: 47 Mountain View Road, Dalefield, Queenstown, New Zealand, 9371

Point Number 94.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Supports rezoning of Lot 300273 shown on Map 22 - Wanaka

Submitter Number: 110 Submitter: Alan Cutler

Contact Name: Email: a.g.cutler@gmail.com

Address: 48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305

Point Number 110.4 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Rezone Penrith Park Special Zone to LDR Zone.

Point Number 110.5 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of Submission Supports provisions that will facilitate infill housing i.e. reducing the lot sizes.

Point Number 110.6 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2 > 226-7.5.2.3

Position: Other - Please clearly indicate your position in your submission below

Summary of requests rule to acknowledge aspect and topography which may allow additional height without

Submission adverse effects.

Point Number 110.7 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

162-7.2.7 Objective 7 > 164-

7.2.7.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission supports in part. Requests incentives to encourage initiatives. Where development within the LDR installs an on-site Storm water management system then rates relief should be given and

charges against that property for the QLDC SW network should be wavered.

Point Number 110.8 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 246-

7.5.13

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add clause related to motion activated systems

All motion activated lights on private land shall have sensors directed and tuned to ensure activation can only be triggered by activities on the related parcel of private land. Unless authorised by the Council it is not permissible to have private lights and /or alarms

triggered by activities on public land.'

Submitter Number: 111 Submitter: lain Weir

Contact Name: Email: lweir@infinitywanaka.com

Address: PO Box 777, Wanaka, New Zealand, 9343

Point Number 111.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but

keep the existing Visitor Accommodation subzone in place.

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz Address: 3 Maggies Way, Wanaka, New Zealand, 9305 **Point Number** 117.3 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3. > 151-7.2.3.3 Position: Other - Please clearly indicate your position in your submission below Summary of Questioned methods to encourage and regulate activities such as rainwater tanks and Submission composting toilets. **Point Number** 117.30 Provision: 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4 Position: Other - Please clearly indicate your position in your submission below **Summary of** Council should be able to identify now where in-fill is to be allowed **Submission Point Number** 117.31 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 Position: Support objective should also cater for people being able to walk or cycle rather than drive Summary of Submission **Point Number** 117.32 Provision: 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164-7.2.7.2 Position: Support Summary of Sufficient land must be provided for an on-site stormwater system so that it should not impact on on-site or neighbouring natural waterways and wetlands **Submission Point Number** 117.33 Provision: 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3 Position: Support

Summary of Submission

Point Number

117.34

Provision:

138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

Position:

Support

Summary of Submission

Wording "as necessary" is ambiguous. Questioned if is there an internal decibel level that is required to be met?

Submitter Number: 125 Submitter: Kenneth Muir muir@xtra.co.nz **Contact Name:** Email: Address: 693 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300 **Point Number** Provision: 138-7 Low Density Residential 125.3 Position: Support Summary of Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning. **Submission**

Submitter Number: 128 Submitter: Russell Marsh

Contact Name: Email: marshshoney@xtra.co.nz

Address: 47 Ettrick Road, RD 2, Roxburgh, New Zealand, 9572

Point Number 128.3 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include

Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per				
the Queenstown Airport website				

132 Rupert & Elizabeth Le Berne Illes **Submitter Number:** Submitter:

Contact Name: Email: ilesnz@ihug.co.nz

25 Berkshire Street, Arrowtown, New Zealand, 9302 Address:

Point Number 132.1 138-7 Low Density Residential > **Provision:**

217-7.5 Rules - Standards > 218-

7.5.1

Oppose Position:

Summary of Opposes changes to building heights, recession planes and setbacks to boundary. Requests Submission

abandoning proposed changes and pursue other options.

Point Number 132.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Oppose

Summary of Opposes changes to building heights, recession planes and setbacks to boundary. Requests **Submission**

abandoning proposed changes and pursue other options.

Point Number 132.4 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Oppose

Summary of Opposes changes to building heights, recession planes and setbacks to boundary. Requests **Submission**

abandoning proposed changes and pursue other options.

Barbara Williams **Submitter Number:** Submitter: 141

Contact Name:		Email:	barbara@shootnz.com	
Address:	PO Box 240, Queenstown, New Zealand, 9348			
Point Number	141.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3	
Position:	Support			
Summary of Submission	supports the objective as it relates to the submitters property.			
Point Number	141.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4	
Position:	Support			
Summary of Submission	supports the objective as it relates to the submitters property.			
Point Number	141.4	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11	
Position:	Oppose			
Summary of Submission	Opposes Rule 7.4.11 and requests this rule be deleted. Requests exemption that provides for two residential dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other applicable rules) as provided for by the residential density allowance of the operative district plan.			
Point Number	141.5	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10	
Position:	Support			
Summary of Submission	supports the objective as it relates to the submitters property.			
Point Number	141.6	Provision:	138-7 Low Density Residential	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.			

Submitter Number: Submitter: Paul Sherriff 144

Contact Name: Email:

Address: 31 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number Provision: 138-7 Low Density Residential > 144.1

217-7.5 Rules - Standards > 238-

7.5.9

Position: Oppose

Summary of Submission

Maintain the current rules as outlined in the operative district plan for setbacks

Point Number 144.2 138-7 Low Density Residential > **Provision:**

217-7.5 Rules - Standards > 232-

7.5.8

Position: Oppose

Summary of Submission

Maintain the current rules as outlined in the operative district plan for recession planes

Point Number 144.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 218-

7.5.1

Position: Oppose

Summary of **Submission**

Maintain the current rules as outlined in the operative district plan for building height

Point Number Provision: 138-7 Low Density Residential > 144.4

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan Submission

relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

Point Number	144.5	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147-7.2.2.2	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	supports the provision, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.			
Point Number	144.6	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.			
Point Number	144.7	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Retain Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.			

Submitter Number: 147 **Submitter:** Maria Verduyn

Contact Name: Email: kiwi22maria@yahoo.co.nz

Address: 39 Perkins Road, Frankton, Queenstown, New Zealand, 9300

Point Number 147.1 Provision: 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of SubmissionRequests consideration to the condition of the road regarding the width, lack of seal, and no foot paths or kerbing and channeling, there is also issues with the drains blocking and water flowing

into propertys.

Submitter Number: Submitter: Jack and Valerie Hamilton 148 **Contact Name:** Email: Address: 21B Stewart Street, Frankton, Queenstown, New Zealand, 9300 **Point Number** 148.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2 Position: Other - Please clearly indicate your position in your submission below Summary of That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which Submission specifies maximum building height for the Visitor Accommodation Sub-Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council. **Point Number** 148.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8 Position: Other - Please clearly indicate your position in your submission below Summary of Council look to maintain the current rules as outlined in the Operative District Plan regarding **Submission** recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular. **Point Number Provision:** 148.3 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9 Position: Other - Please clearly indicate your position in your submission below Summary of Council look to maintain the current rules as outlined in the Operative District Plan regarding **Submission** setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular. **Point Number** 148.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1 Position: Other - Please clearly indicate your position in your submission below

Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in

Summary of

Submission

particular.

Submitter Number: 150 Submitter: Mount Crystal Limited

Contact Name: Tony Ray Email: tray@mactodd.co.nz

Address: PO Box 653, Queenstown, Queenstown, New Zealand, 9348

Point Number 150.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Rezone Lot 1 Deposited Plan 9121 (OT400/173) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the **Submission**

attached Aurum Survey Plan 3. The submitter seeks that it be re-zoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High

Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).

Submitter Number: 158 Submitter: Mary Paul

Contact Name: Email: lm.paul@xtra.co.nz

25 Stewart Street, Frankton, Queenstown, New Zealand, 9300 Address:

Point Number 158.1 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Oppose

That the Council look to maintain the current rules as outlined in the Operative District Plan Summary of **Submission**

regarding setbacks, recession places and height controls for the Proposed Low Density

Residential Zone (Chapter 7) of 'Old Frankton' in particular.

Point Number 158.2 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Oppose

Summary of That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any **Submission**

District Plan that is adopted by Council.

Point Number 158.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Oppose

Summary of **Submission**

That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density

Residential Zone (Chapter 7) of 'Old Frankton' in particular.

Point Number 158.4 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Support

Summary of **Submission**

That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density

Residential Zone (Chapter 7) of 'Old Frankton' in particular.

Submitter Number: 159 Submitter: Karen Boulay

Email: **Contact Name:** karenb2711@gmail.com

5 Huff Street, Queenstown, New Zealand, 9300 Address:

Point Number 159.15 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Oppose

Summary of **Submission**

Oppose enabling more potential for infill via changes to density control and residential flat

conditions.

Point Number 159.16 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

152-7.2.4 Objective 4

Position: Oppose

Summary of Oppose enabling more potential for infill via changes to density control and residential flat

Submission conditions.

Point Number 159.17 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 193-

7.4.9

Position: Oppose

Summary of Oppose enabling more potential for infill via changes to density control and residential flat

Submission conditions.

Point Number 159.18 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 196-

7.4.10

Position: Oppose

Submission

Oppose enabling more potential for infill via changes to density control and residential flat Summary of

conditions.

Submitter Number: 166 Submitter: **Aurum Survey Consultants**

bruce@ascl.co.nz **Contact Name:** Bruce McLeod Email:

Address: 53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371

Point Number Provision: 166.1 138-7 Low Density Residential >

184-7.4 Rules - Activities > 193-

7.4.9

Position: Oppose

Summary of Delete rule 7.4.9. Allow one dwelling per 300 m² in line with rule 7.5.6, but make it a controlled **Submission**

activity for more than one dwelling per site. Delete rule 7.4.10.

Point Number 166.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Oppose

Summary of Delete both rules 7.5.1.4 and 7.5.2.3.

Submission

Point Number 166.21 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Oppose Summary of Add an allowance for eaves and other protrusions in the setback for rule 7.5.9. **Submission Point Number Provision:** 138-7 Low Density Residential > 166.22 217-7.5 Rules - Standards > 241-7.5.10 Position: Support Change minimum separation to 4m Summary of Submission **Point Number Provision:** 138-7 Low Density Residential > 166.23 217-7.5 Rules - Standards > 242-7.5.11 Position: Support Summary of Clarify if ground floor level is to be restricted by CBL **Submission Point Number** 166.24 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 250-7.5.15 Position: Support Summary of questions where parking requirements for dwellings are and whether this rule should sit with **Submission** other parking rules.

Submitter Number: 169 **Submitter:** Tim Proctor

Contact Name: Email: tim@mailnt.com.au

Address: 5 Sunset Lane, Queenstown, New Zealand, 9300

Point Number 169.1 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of retain objective 7.2.2 and policy 7.2.2.1 **Submission** 169.2 **Point Number Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4 Position: Support Summary of retain the objective 7.2.4 and policy 7.2.4.1 **Submission Point Number** 169.3 Provision: 138-7 Low Density Residential > 184-7.4 Rules - Activities Position: Support **Summary of** retain the rule **Submission Point Number** 169.4 Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards Position: Other - Please clearly indicate your position in your submission below Summary of retain the objective and policy **Submission Point Number** 169.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2 > 226-7.5.2.3Position: Other - Please clearly indicate your position in your submission below Summary of Amend rule/ standard 7.5.2.3 to enable infill dwellings to exceed 5.5 m in height where the floor **Submission** level of that dwelling is significantly lower than that of the existing dwelling. **Point Number** 169.6 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6 Position: Oppose That the density be gross density rather than net and/ or be an average net or gross density over Summary of Submission the whole site **Point Number** 169.7 Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-

7.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend bullet point 3 of Standard 7.5.10 to read 'The extent to which the design of the dwellings, AND CHANGES IN ELEVATION/ GROUND LEVEL/ TOPOGRAPHY BWTEEEN THE TWO DWELLINGS MEAN IT IS UNECESSARY FOR PRIVACY REASONS, with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings.

Submitter Number: 189 **Submitter:** Anne Gormack

Contact Name: Email: agormack@xtra.co.nz

Address: 18 Stafford Street, Arrowtown, New Zealand, 9302

Point Number 189.1 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

That Arrowtown becomes a completely separate zone area with strong protection, so as to retain it as a Living Historical Village.

it as a Living Historical Village.

Submitter Number: 202 Submitter: Graham Dickson

Contact Name: Email: thedicksons@xtra.co.nz

Address: 6 Scaife Place, Wanaka, New Zealand, 9305

Point Number 202.1 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Oppose

Summary of Retain the exist Submission

Retain the existing density of 450sqm.per dwelling

Point Number 202.2 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Oppose

Summary of **Submission**

Retention of the existing recession planes in the Low Density Residential zone in Wanaka.

Submitter Number: 206 Submitter: Lindsay Jackson

Contact Name: Email: lindsay@dyingstar.net

Address: 33 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 206.1 138-7 Low Density Residential > **Provision:**

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2 > 147-

7.2.2.2

Position: Support

Summary of Submission

Supports objective 7.2.2.2, however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii)

of the operative district plan be incorporated in any district plan adopted by Council.

Point Number 206.2 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

174-7.2.10

Position: Not Stated

Summary of Submission

Supports 7.2.10 however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the

operative district plan be incorporated in any district plan adopted by Council.

Point Number Provision: 206.3 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Requests that the current rules of the operative district plan relating to setbacks, recession **Submission**

planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

Point Number 206.4 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

Point Number 206.5 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 218-

7.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

Point Number 206.10 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Requests that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to building height for the Frankton VA Subzone at Lake Avenue & Yewlett Crescent be incorporated in any district

plan adopted by Council.

Submitter Number: 208 Submitter: Pounamu Body Corporate

Committee

Contact Name: Rebecca Wolt Email: rebecca.wolt@laneneave.co.nz

Address: PO Box 701, Queenstown, New Zealand, 9384

Point Number 208.27 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2 > 147-

7.2.2.2

Position: Oppose

Summary of Amend as follows:

Submission Apply height, building coverage, and bulk and location controls as the primary means of retaining

the lower intensity character of the zone and ensuring protection of views to the lake from Frankton Road, amenity values in terms of privacy, access to sunlight, and impacts arising from

building dominance.

Point Number 208.28 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards

Position: Oppose

Summary of Submission

Retain Rules 7.5.1 and 7.5.2 as they relate to Queenstown residential areas, but reinsert Rule

7.5.5.2(xix)(a) of the Operative Plan.

Point Number 208.46 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission the Body Corporate supports the retention of the Low Density Residential Zone on the lake side of Frankton Road opposite the Pounamu Apartments however it is concerned that a significant provision which protects views out across the lake is to be removed (ie 7.5.5.2(xix) Height and Elevation Restrictions along Frankton Road). Therefore, the Body Corporate considers that this

Operative rule should be retained.

Submitter Number: 230 Submitter: Loris King

Contact Name: Email: kingsview@kinect.co.nz

Address: 120 Brownston Street, Wanaka, New Zealand, 9305

Point Number 230.1 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies

Position: Oppose

Summary of Submission Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the

following objectives:

7.2.3 Allow higher housing densities

7.2.4 Allow low rise discrete infill housing

7.2.9 Generally discourage commercial development except where it is small...

Point Number 230.2 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities

Position: Oppose

Submission
Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following Rules - Activities:

7.4.10.2
7.4.18
7.5.6
7.5.8.1
7.5.8.2
7.5.8.3
7.5.15
Believes the minimum size for sections in the Low Density Residential Zone should not be below 600m2.

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortyqt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.47 Provision: 138-7 Low Density Residential >

139-7.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports the purpose in part.

Point Number 238.48 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

154-7.2.5 Objective 5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports the provision in part. Queries who determines the "sensitivity to the existing character"?

Point Number 238.49 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

162-7.2.7 Objective 7 Position: Support Summary of Requests addition of cycle ways to maps. **Submission Point Number** 238.50 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10 Position: Other - Please clearly indicate your position in your submission below Questions first matter of Discretion. Summary of Submission **Point Number** 238.51 Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1 > 222-7.5.1.4Position: Other - Please clearly indicate your position in your submission below Summary of Supports the rule in part. Requests consideration to scenario where first house is less than 5.5m **Submission** high the second house can be taller. Requests diagram to illustrate point 'c'. **Point Number Provision:** 238.52 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10 Position: Other - Please clearly indicate your position in your submission below **Summary of** Supports in part. Requests insertion of provisions for minimum outdoor living space as detailed in **Submission** the operative district plan, replicated below. viii Outdoor Living Space (a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be: 36m² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level **Point Number** Provision: 238.53 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Supports in part. Requests this is taken further and required recession plane angle changes continuously according to actual sun angle to ensure overshadowing is controlled.

Point Number 238.54 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-

7.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports in part. Requests consideration of rules with ability to skew boundaries.

138-7 Low Density Residential > **Point Number** 238.55 **Provision:**

217-7.5 Rules - Standards > 241-

7.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of supports in part. Requests reduction of separation distance to 4m, and inclusion of rules for Submission

minimum outdoor living space.

Point Number 238.56 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 242-

7.5.11

Position: Support

Summary of Requests inclusion of interpretive diagram to clarify how the rule applies to a double level

Submission building.

Submitter Number: 249 Submitter: Willowridge Developments Limited

Contact Name: Alison Devlin Email: alison@willowridge.co.nz

Address: PO Box 170, Dunedin, New Zealand, 9054

Point Number Provision: 249.10 138-7 Low Density Residential >

217-7.5 Rules - Standards > 229-

7.5.5

Position: Oppose

Summary of Provide for 50% building coverage for lots between 450m2 – 700m2.

Submission

Submitter Number: 271 **Submitter:** Board of Airline Representatives

of New Zealand (BARNZ)

Contact Name: John Beckett Email: john@barnz.org.nz

Address: Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140

Point Number 271.11 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-

7.4.11

Position: Support

Summary of BARNZ supports making development within the Air Noise Boundary which is greater than one

dwelling, unit or flat per site non-complying.

Point Number 271.12 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 227-

7.5.3

Position: Support

Summary of Submission

Submission

Support.

Point Number 271.13 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 228-

7.5.4

Position: Support

Summary of Submission Support.

Point Number 271.14 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add an additional exemption to 7.5.6 as follows:

 land within the Queenstown Airport Air Noise Boundary, or between the Outer Control Boundary and the Air Noise Boundary, where the maximum site density shall be one residential unit or dwelling per 450m² net site area. **Submitter Number:** 309 Submitter: John Harrington

Contact Name: Email: john.arrow@xtra.co.nz

Address: PO Box 94, Arrowtown, New Zealand, 9351

Point Number 309.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Oppose the increased density proposed for Arrowtown as it will spoil the beauty and tranquillity. Summary of **Submission**

The town does not have the capacity to facilitate such growth. Parking and stormwater would be

a major concern.

Submitter Number: 326 Submitter: Wanaka Central Developments

Ltd

Contact Name: John Young duncan.white@ppgroup.co.nz Email:

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 326.3 Provision: 138-7 Low Density Residential

Position: Not Stated

Summary of Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Submission

Residential to Medium Density Residential.

Submitter Number: 335 Submitter: Nic Blennerhassett

Contact Name: Email: nickblen@kinect.co.nz

Address: P O Box 215, Wanaka, New Zealand, 9343 **Point Number** 335.6 **Provision:** 138-7 Low Density Residential Position: Support Summary of General support for more opportunity for higher densities. Submission **Point Number** 335.7 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 169-7.2.9 Objective 9 Position: Support Summary of Support. the objective recognises that working from home is becoming more common. The rules Submission governing this appear appropriate. **Point Number** 335.8 Provision: 138-7 Low Density Residential Position: Support Summary of Support new Low Density Residential zones on planning maps 22 and 23. **Submission**

Submitter Number: 336 Submitter: Middleton Family Trust

Contact Name: Nick Geddes Email: ngeddes@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 336.3 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Oppose

Summary of Remove the reference to the Queenstown Heights Overlay Area.

Submission

Submitter Number: 345 Submitter: (K)John McQuilkin

Contact Name: Email: amyw@brownandcompany.co.nz

Address: PO Box 1467, Queenstown, New Zealand, 9348

Point Number 345.5 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 213-

7.4.21

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports with the following amendments:

Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling

per site, up to a maximum of 28-90 nights per calendar year

0R

In the alternative, any such other combination of objectives, policies, rules and standards

provided that the intent of this submission is enabled.

Point Number 345.6 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 214-

7.4.22

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports with the following amendments:

Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling

per site, for more than 28-90 days nights but less than 180 nights per calendar year [...]

OR

In the alternative, any such other combination of objectives, policies, rules and standards

provided that the intent of this submission is enabled.

Submitter Number: 354 Submitter: Middleton Family Trust

Contact Name: Nick Geddes Email: ngeddes@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 354.3 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Oppose

Summary of Submission Remove reference to the Queenstown Heights Overlay Area from 7.5.6.

Submitter Number: 358 Submitter: Melissa Vining

Contact Name: Email: breakthrough.ltd@gmail.com

Address: 32 Hope Avenue, Lake Hayes Estate, Queenstown, New Zealand, 9304

Point Number 358.1 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 193-

7.4.9

Position: Support

Summary of Support provision 7.4.9.2, two dwellings, residential units or residential flats or less per site as a

permitted activity. Seeks that this provision be upheld as notified

Point Number 358.2 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards

Position: Support

Summary of Submission

Submission

Support Section 7.5 and seek that this section is upheld in its entirety.

Submitter Number: 359 Submitter: Manor Holdings Limited & Body

Corporate 364937

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 359.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Submission Modify the Low Density Residential zone as notified to include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-Zone) as a Controlled Activity and to

amend the objectives and policies for visitor accommodation to reflect the Visitor

Accommodation Sub-Zone, AND any other consequential amendments to give effect to the point

above.

Submitter Number: 371 Submitter: Camilla Stewart

Contact Name: Email: Camilla_stewart@hotmail.com

Address: 231 Fernhill Road, Sunshine Bay, Queenstown, 9300

Point Number 371.1 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of Submission Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2

of existing site area.

Submitter Number: 372 Submitter: Keith Stewart

Contact Name: Email: Stewagen@xnet.co.nz

Address: 231 Fernhill Road, Sunshine Bay, Queenstown, New Zealand, 9300

Point Number 372.1 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2

Submission of existing site area.

Submitter Number: 374 Submitter: **Judith Stewart**

Contact Name: Email: Judithandstewart@gmail.com

Address: 231 Fernhill Road, Sunshine Bay, Queenstown, 9300

Point Number Provision: 374.1 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 **Submission**

of existing site area.

378 Peninsula Village Limited and Wanaka Bay **Submitter** Submitter: Number:

Limited (collectively referred to as

"Peninsula Bay Joint Venture" (PBJV))

Kirsty O'Sullivan kirsty.osullivan@mitchellpartnerships.co.nz **Contact Name:** Email:

Address: PO Box 489, Dunedin, 9054

Point Number 378.23 **Provision:** 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 141-7.2.1

Objective 1.

Position: Support

Submission

Summary of Supports Objective 7.2.1 and associate Policies 7.2.1.1 to 7.2.1.2. Retain as notified.

Point Number 378.24 Provision: 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 162-7.2.7

Objective 7

Position: Support Summary of Supports Objective 7.2.7 and associated Policies 7.2.7.1 to 7.2.7.2 and 7.2.7.3. Retain as notified. Submission

Point Number 378.34 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission

Such further or other relief as is appropriate or desirable in order to take account of the concerns

expressed in this submission.

Point Number 378.38 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Submission Opposes the Low Density Residential Zone Boundary and submits that Proposed District Plan Map 19 be amended to rezone land from open space to LDR, as per the zone boundaries depicted in

Annexure C of the submission.

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.23 Provision: 138-7 Low Density Residential >

139-7.1 Zone Purpose

Position: Support

Summary of Submission supports the provision

Submitter Number: 383 **Submitter:** Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.13 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3. Position: Other - Please clearly indicate your position in your submission below **Summary of** Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: **Submission** achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods' **Point Number Provision:** 383.14 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 166-7.2.8 Objective 8 Position: Other - Please clearly indicate your position in your submission below Summary of Delete the note. **Submission Point Number** 383.15 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities Position: Oppose Delete Rule 7.4.11 **Summary of** Submission **Point Number** 383.16 Provision: 138-7 Low Density Residential > 184-7.4 Rules - Activities Position: Other - Please clearly indicate your position in your submission below Summary of Amend to delete the reference to "residential flat" Submission **Point Number** 383.17 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities Position: Other - Please clearly indicate your position in your submission below Amend to delete the reference to "residential flat" Summary of Submission **Point Number** 383.18 Provision: 138-7 Low Density Residential > 184-7.4 Rules - Activities

Position:	Other - Please clearly	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.			
Point Number	383.19	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Amend heading to delete "applicable to flat sites only" and instead state "Recession plane (including accessory buildings)"			
Point Number	383.20	Provision:	138-7 Low Density Residential >	
			217-7.5 Rules - Standards	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Amend to add a second bullet point under 'except for' which says: 'Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximum density shall be 1 unit per 450m2 net site area'			
Point Number	383.21	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Amend to correct spelling mistake in word "compliance".			

Submitter Number:389Submitter:Body Corporate 22362

Contact Name: Sean McLeod Email: sean.mcleod@ppgroup.co.nz

Address: C/O APL, PO Box 1586, Queenstown, New Zealand, 9348

Point Number 389.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of That Body Corporate 22362 be removed from the low density zone and be included in the

Submission medium density zone

Point Number 389.2 **Provision:** 138-7 Low Density Residential > 139-7.1 Zone Purpose Position: Support Summary of supports the provision Submission **Point Number Provision:** 389.3 138-7 Low Density Residential > 140-7.2 Objectives and Policies Position: Support Summary of supports the provision **Submission Point Number** 389.4 Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2 Position: Other - Please clearly indicate your position in your submission below Summary of That rule 7.5.2.2 be changed back to a Maximum of 8 metres. Also 7.5.2.3.d to match the Submission existing QLDCPD the 8 m height error should be corrected to 7 m. **Point Number** Provision: 389.14 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10 Position: Other - Please clearly indicate your position in your submission below Summary of Requests that rule 7.5.2.10 be changed to a minimum separation distance of 4 metres. Submission **Point Number** 389.15 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9 Position: Support Summary of That 7.5.9 be changed to allow garages to be constructed in the front yard. Submission

Submitter Number: 391 Submitter: Sean & Jane McLeod **Contact Name:** Email: sam.qtn@ihug.co.nz Address: 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300 **Point Number** 391.1 **Provision:** 138-7 Low Density Residential Position: Support Summary of Supports the provisions generally **Submission Point Number** 391.2 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies Position: Support Summary of Generally supports the objectives and policies of the Low density residential zone **Submission**

Point Number 391.3 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 213-

7.4.21

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That the discrepancy between single level residential units and multi story residential units for

use as VA be adressed in all sections of the district plan where it appears.

Point Number 391.4 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 223-

7.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

That the height limit on sloping ground be 8 metres

that the non compliance for a second unit becomes discretionary rather than non-complying

Delete the 5.5m limit for an additional unit. If kept, change to "restricted discretionary" as an 8m

building may have no effect on some sites.

Also 7.5.2.3.(d) to match the existing QLDCPD the 8 m height error should be corrected to 7 m

Point Number 391.5 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 241-

7.5.10

Position: Other - Please clearly indicate your position in your submission below Summary of That the distance of 6m in rule 7.5.10 be reduced to 4 metres **Submission Point Number** Provision: 138-7 Low Density Residential > 391.6 217-7.5 Rules - Standards > 238-7.5.9 Position: Other - Please clearly indicate your position in your submission below That garages are permitted to be built in the front yard in all residential zones Summary of Submission

Submitter Number: 395 **Submitter:** Trustees of the Gordon Family

Trust

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 395.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Submission Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned

Low Density Residential.

Point Number 395.4 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot

2 DP 417191 and as shown on the plan attached to this submission and submits that it be

rezoned Medium Density Residential.

Submitter Number: 406 Submitter: Graeme Morris Todd

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 406.1 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 196-

7.4.10

Position: Oppose

Summary of Submission Opposes Rule 7.4.10 allowing for 3 or more residential units as a Restricted Discretionary

Activity. Requests this be amended to a Discretionary Activity.

Submitter Number: 420 Submitter: Lynn Campbell

Contact Name: Email:

Address: PO BOX 2598, Wakatipu, Queenstown, New Zealand, 9349

Point Number 420.3 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Increasing densities within the LDR Zone without the requirement for additional car parking is a

backward step as it will cause further congestion and car parking issues.

Submitter Number: 427 **Submitter:** MR & SL Burnell Trust

Contact Name: MR & SL Burnell Trust MR & SL Email: julie.e.rickman@nz.pwc.com

Burnell Trust

Address: PO Box 5848, Moray Place, Dunedin, 9058

Point Number 427.1 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities

Position: Oppose

Summary of

The activity status of three or more residential units per site should be amended from Restricted **Submission** Discretionary to Discretionary Activity to enable persons who may be affected by development opportunities to submit on a publicly or limited notified application

Submitter Number:

433 Submitter: Queenstown Airport Corporation

Contact Name: Kirsty O'Sullivan Email: kirsty.osullivan@mitchellpartnerships.co.nz

Address: PO Box 489, Dunedin, 9054

Point Number 433.51 **Provision:** 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 148-7.2.3

Objective 3.

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Amend the objective as follows:

Objective 7.2.3

Allow higher housing densities than typical in the zone provided that it:

retains a low rise built form; and

responds appropriately and sensitively to the context and character of the locality; and,

does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

Point Number 433.52 Provision: 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 152-7.2.4

Objective 4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new policy as follows:

Policy 7.2.4.2

Discourage infill development of Activities Sensitive to Aircraft Noise within the Outer Control Noise

Boundary on land around Queenstown Airport.

Point Number 433.53 **Provision:** 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 174-7.2.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the policy as follows:

Policy 7.2.10.1

Require, as necessary, mechanical ventilation of any Critical Listening Environment within <u>any</u> new and alterations and additions to existing buildings <u>that</u> containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary to achieve an Indoor Design Sound

Level of 40dB Ldn, based on the 2037 Noise Contours.

Point Number 433.54 **Provision:** 138-7 Low Density Residential > 140-7.2

Objectives and Policies > 174-7.2.10 >

176-7.2.10.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend the policy as follows:

Policy 7.2.10.2

Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary to achieve an

Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.

Point Number 433.55 **Provision:** 138-7 Low Density Residential > 184-7.4

Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new Rule to Table 7.4 as follows:

Rule 7.4.X

Activities located in the Low Density Residential Zone

Any Activity Sensitive to Aircraft Noise that does not comply with Standards 7.5.3 and 7.5.4.

Activity Status

NC

Point Number 433.56 **Provision:** 138-7 Low Density Residential > 184-7.4

Rules - Activities > 200-7.4.12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission	Amend the rule as follo	Amend the rule as follows:			
	Control is reserved to:				
	The acoustic treatmen	t requirements in Rule 7.5.3 a	and 7.5.4 <u>.</u>		
Point Number	433.57	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3		
Position:	Support				
Summary of Submission	Retain the standard as	s notified.			
Point Number	433.58	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4		
Position:	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Retain the standard as notified.				
Point Number	433.59	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6		
Position:	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Amend the rule as follows:				
	Rule 7.5.6 Density The maximum site density shall be one residential unit or dwelling per 300m2 net site area, exceptor:				
	 the Queenstown Heights Overlay Area where the maximum site density shall be one resident unit or dwelling per 1500m² net site area. within the Outer Control Boundary at Queenstown Airport where the maximum site density shall be one Activity Sensitive to Aircraft Noise per 450m² net site area. 				
Point Number	433.60	Provision:	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications		
Position:	Other - Please clearly	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Insert a new notification parameter as follows:				
	7.6.3 Notice shall be served on Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 7.5.3 and 7.5.4.				

Submitter Number: 435 Submitter: Catherine Fallon

Contact Name: Email: catherinevstewart@gmail.com

Address: 21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371

Point Number 435.2 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Support

Summary of Submission

Allow low impact infill development to a maximum of 1 house per 300m2.

Point Number 435.3 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

145-7.2.2 Objective 2

Position: Support

Summary of Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2

Submission of existing site area.

Point Number 435.4 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

141-7.2.1 Objective 1.

Position: Support

Summary of Submission

Supports the provision

Point Number 435.5 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

148-7.2.3 Objective 3.

Position: Support

Summary of Submission Supports the provision

Point Number 435.6 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

158-7.2.6 Objective 6

Position: Support

Summary of Submission supports the provision

Point Number 435.7 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

162-7.2.7 Objective 7

Position: Support

Summary of Submission

supports the provision

Submitter Number: 438 **Submitter:** New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.4 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

158-7.2.6 Objective 6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Objective 7.2.6 - Requests that the term "emergency service facilities" is added to objective

7.2.6 .

Amend objective 7.2.6 to read:

"Provide for community activities and facilities, and emergency service facilities that are generally

best located in a residential environment close to residents."

Policy 7.2.6.1 - amend this Policy to reflect the provision for emergency services within the

residential zone. Amend to read:

"Enable the establishment of community activities and facilities and <u>emergency service facilities</u> where adverse effects on residential amenity values such as noise, traffic, lighting, glare and

visual impact can be avoided or mitigated."

Point Number 438.5 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

162-7.2.7 Objective 7 > 164-

7.2.7.2

Position: Support **Summary of** Retain Policy 7.2.7.2 as notified. **Submission Point Number Provision:** 138-7 Low Density Residential > 438.6 184-7.4 Rules - Activities > 186-7.4.2 Position: Support Retain 7.4.2 as notified. **Summary of** Submission **Point Number Provision:** 138-7 Low Density Residential > 438.7 184-7.4 Rules - Activities > 192-748 Position: Not Stated Summary of Retain 7.4.8 as notified **Submission Point Number Provision:** 438.8 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1 Position: Other - Please clearly indicate your position in your submission below **Summary of** The NZFS wishes to exempt drying towers from this rule. Amend to state: Exemption: Fire **Submission** station towers are exempt from this rule **Point Number** 438.9 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2 Position: Not Stated **Summary of** The NZFS wishes to exempt drying towers from this rule. Amend to state: Exemption: Fire **Submission** station towers are exempt from this rule **Point Number Provision:** 438.10 138-7 Low Density Residential > 217-7.5 Rules - Standards > 229-7.5.5 Position: Not Stated The NZFS wishes to exempt fire stations from this rule. Amend to state: Exemption: Fire stations Summary of **Submission** are exempt from this rule

Submitter Number: 448 Submitter: Matt Suddaby

Contact Name: Email: matt@chasurveyors.co.nz

Address: PO Box 599, Wanaka, New Zealand, 9305

Point Number 448.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission

Support the proposed low density residential zoning generally

Submitter Number: 450 Submitter: Alpine Estate Ltd

Contact Name: James Lunday Email: tim@cgstudio.co.nz

Address: 106209, CBD, Auckland, New Zealand, 1143

Point Number 450.2 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission "The submitter seeks that the property legally described as Lot 1 DP 12913 be rezoned from Low Density Residential to High Density Residential. Accordingly, the submitter seeks that Planning

Map 39A is updated to reflect this change.

The submitter seeks any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria

and explanations that will fully give effect to the matters raised in the submission."

See full submission (450) for full maps.

Submitter Number: 451 Submitter: Martin McDonald and Sonya

Anderson

Contact Name: Carey Vivian Email: carey@vivianespie.co.nz

Address: PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 451.5 Provision: 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C

Erskine Street in light of the fact that covenants are imposed on those titles in our favour

restricting future development.

Submitter Number: 460 Submitter: Upper Clutha Women's Support

Group Inc

Contact Name: Jude Battson Email: judebattson60@gmail.com

Address: Unknown, Lake Hawea, Wanaka, New Zealand, 9382

Point Number 460.3 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Lichen Lane and Sam John Place to become residential zoning. See submission point 460.

Submitter Number: 485 **Submitter:** Joanne Phelan and Brent Herdson

Contact Name: Carey Vivian Email: carey@vivianespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 485.1 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-

7.4.11

Position: Oppose

Summary of Submission Opposes Rule 7.4.11 and seek this rule is deleted. Delete Rule 7.4.11 in its entirety.

Point Number 485.3 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

174-7.2.10

Position: Not Stated

Summary of Submission

Adopt Objective 7.2.10 as it relates to our property.

Point Number 485.4 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 227-

7.5.3

Position: Not Stated

Summary of Submission

Adopt Rule 7.5.3 as it relates to the submitters property.

Point Number 485.5 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 228-

7.5.4

Position: Not Stated

Summary of Submission

Adopt Rule 7.5.4 as it relates to the submitters property.

Submitter Number: 501 Submitter: Woodlot Properties Limited

Contact Name: David Broomfield Email: david@woodlotproperties.co.nz

Address: PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 501.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission

Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules

associated with the density provisions of that zone.

Point Number 501.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Support

Summary of Submission Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District

Plan as they relate to density and seek no changes to the objectives, policies and rules

associated with the density provisions of that zone.

Submitter Number: 506 **Submitter:** Friends of the Wakatiou Gardens

and Reserves Incorporated

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 506.6 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission

Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis

that additional public open spaces, reserves and public gardens are provided.

Submitter Number: 514 **Submitter:** Duncan Fea

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 514.1 **Provision:** 138-7 Low Density Residential

Position:	Support
Summary of Submission	Retain Chapter 7 in its entirety

Submitter Number: 524 Submitter: Ministry of Education

Contact Name: Julie McMinn Email: julie.mcminn@opus.co.nz

Address: Private Bag 1913, Dunedin, New Zealand, 9054

Point Number 524.14 Provision: 138-7 Low Density Residential >

139-7.1 Zone Purpose

Position: Not Stated

Summary of Support in part **Submission**

Retain

Point Number 524.15 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

158-7.2.6 Objective 6

Position: Support

Summary of Submission

Retain

Point Number 524.16 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 159-

7.2.6.1

1.2

Summary of

Position:

Submission

Retain

Support

Point Number 524.17 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 160-

7.2.6.2 Objective 6 > 160

Position: Support Summary of Retain **Submission Point Number Provision:** 524.18 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 161-7.2.6.3 Position: Support Summary of Retain Submission 138-7 Low Density Residential > **Point Number** 524.19 **Provision:** 184-7.4 Rules - Activities > 192-7.4.8 Position: Oppose Summary of Relief sought: Submission Change the activity status of community activities and facilities to permitted.

Submitter Number: 543 Submitter: P J & G H Hensman & Southern

Lakes Holdings Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 543.1 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of SubmissionSubmission
Submission

Queenstown Hill and shown on planning map 35)

Point Number 543.2 Provision: 138-7 Low Density Residential >

217-7.5 Rules - Standards > 232-

7.5.8

Position: Support

Summary of Submission Support.

Point Number 543.3 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission Include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Subzone) as a controlled activity and amend the objectives, policies and rules for visitor

accommodation to reflect the Visitor Accommodation Subzone.

Point Number 543.4 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission

Rezone the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside

the Visitor Accommodation Subzone to High Density Residential.

Submitter Number: 555 Submitter: Scott Freeman & Bravo Trustee

Company Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: C/- PO Box 1081, Queenstown, New Zealand, 9348

Point Number 555.1 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Adopt Objective 7.2.10, Rules 7.5.3 and 7.5.4 and Planning Map 33 as it relates to the

Submission submitters property.

Point Number 555.3 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-

7.4.11

Position: Oppose

Summary of **Submission**

Delete Rule 7.4.11 in its entirety.

Point Number

555.4

Provision:

138-7 Low Density Residential

Position:

Oppose

Summary of Submission

Provide an exemption within the Proposed District Plan that provides for two residential dwellings on sites greater than 900m² in the Air Noise Boundary (within the Low Density Residential Zone) as a permitted activity (subject to compliance with other applicable rules). In effect, the same residential density allowance that applies under the Operative District Plan should apply to the properties located in the Air Noise Boundaries.

Submitter Number:

562

Submitter:

Jim Ledgerwood

Contact Name:

Email:

dapne.j2010@hotmail.com

Address:

3 Orchard Road, RD2, Wanaka, New Zealand, 9382

Point Number

562.3

Provision:

138-7 Low Density Residential

Position:

Not Stated

Summary of **Submission**

Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.

Submitter Number: 571 Submitter: **Totally Tourism Limited**

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number Provision: 571.7 138-7 Low Density Residential >

> 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 144-

7.2.1.3

Position: Oppose **Summary of** Oppose Policy 7.2.1.3 as it relates to visitor accommodation. **Submission Point Number Provision:** 571.8 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 166-7.2.8 Objective 8 Position: Oppose Summary of Oppose Objective 7.2.8 and associated Policies 7.2.8.1 and 7.2.8.2 as they relate to visitor **Submission** accommodation. **Point Number Provision:** 571.9 138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21 Position: Oppose **Summary of** Oppose Rule 7.4.21. **Submission Point Number** 571.10 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22 Position: Oppose **Summary of** Oppose Rule 7.4.22. Submission **Point Number** 571.11 Provision: 138-7 Low Density Residential > 184-7.4 Rules - Activities > 185-7.4.1 Position: Oppose Summary of Oppose Rule 7.4.1. unlisted activities being non complying **Submission Point Number Provision:** 571.12 138-7 Low Density Residential Position: Not Stated **Summary of** Any further or consequential or alternative amendments necessary to give effect to this **Submission** submission.

Submitter Number: 591 Submitter: Varina Propriety Limited

Contact Name: Ian Greaves Email: ian@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 591.3 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Rezone the land located between Brownston and Upton Streets, on the western side of

Submission McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on

planning map 21.

Submitter Number: 611 Submitter: Andrew Spencer

Contact Name: Email: andrew.spencer@spencers.co.nz

Address: PO Box 91840, Victoria Street West, Auckland, New Zealand, 1142

Point Number 611.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka.

Submission (See 611.3)

Submitter Number: 619 Submitter: Satomi Holdings Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 619.1 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to the zoning

of Lot 1 DP 356941 and the surrounding area Low Density Residential.

Point Number 619.2 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to providing

objectives, policies and rules that provided for residential activity within the

Low Density Residential Zone as a permitted activity.

Point Number 619.3 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley

Road to the east and the Lone Star/Base Camp complex to the north.

Point Number 619.5 Provision: 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The proposed District Plan is modified to provide for a Visitor Accomodation

Sub-zoning on Lot 1 DP 356941.

Point Number 619.7 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The proposed District Plan is modified to provide for a Visitor Accomodation

Sub-zoning on Lot 1 DP 356941.

Submitter Number:

622

Submitter:

Stuart Ian & Melanie Kiri Agnes

Pinfold & Satomi Enterprises

Limited

Contact Name:

Tim Williams

Email:

tim@southernplanning.co.nz

Address:

PO Box 1081, Queenstown, New Zealand, 9348

Point Number

622.1

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so that operative zoning of Lots 1-6

DP301095 is reinstated that being Rural General.

Point Number

622.2

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so that the operative zoning of Lot 2

DP 302568 is reinstated, that being Rural General or alternatively that a

setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP

301095 (Mountain Range) that avoids any development within this setback.

Point Number

622.3

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified to identify a 20m buffer/setback within

the Local Shopping Centre Zone on Proposed Planning Map 23 running along

the submitters' boundary.

Point Number 622.4 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified to include rules that require

landscaping of the 20m buffer setback prior to any development within the

Local Shopping Centre Zone commencing with the form of the landscaping

being sufficient to screen development from the submitters' land,

Point Number 622.5 **Provision:** 138-7 Low Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified to add rules that if breached trigger

non-complying activity consent that ensure:

- the 20m setback (noted above) only contains landscaping and therefore

remains free of any buildings, structures or car parking,

- the maximum height of any building or structure within 15m of the 20m

setback shall not exceed 5.5m.

Submitter Number: 637 Submitter: Andrew Spencer

Contact Name: Email: andrew.spencer@spencers.co.nz

Address: PO Box 91840, Victoria Street, West Mall Centre, Auckland, New Zealand, 1142

Point Number 637.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map

22.

Submitter Number: 655 **Submitter:** Bridesdale Farm Developments

Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 655.4 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary of Submission

Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density

Residential

Submitter Number: 678 **Submitter:** Southern District Health Board

Contact Name: Julie McMinn Email: julie.mcminn@opus.co.nz

Address: Private Bag 1913, Dunedin, New Zealand, 9054

Point Number 678.3 **Provision:** 138-7 Low Density Residential

Position: Oppose

Summary ofThe SDHB seeks the reinstatement of the Community Facility zone (or similar) within the **Submission**Proposed Plan and over the Lakes District Hospital Site where subject to performance sta

Proposed Plan and over the Lakes District Hospital Site where subject to performance standards the development of the hospital site is a permitted activity, and / or Community Activities activity

status is changed from discretionary to permitted in the Low Density Residential Zone.

Submitter Number: 691 **Submitter:** Aaron and Rebecca Moody

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 691.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission

Confirm 47 Erskine Street (Lot 1 DP 337268) as part of the Low Density Residential Zone.

Submitter Number: 709 Submitter: Aspiring Lifestyle Retirement

Village

Contact Name: Duncan White Email: duncan.white@ppgroup.co.nz

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 709.3 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Relief:

That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village

(part of Lot 1 DP 417191) be confirmed.

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058 **Point Number** 719.31 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 142-7.2.1.1. Position: Support Summary of Retain Policy 7.2.1.1 as proposed **Submission Point Number** Provision: 719.32 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 Position: Support Summary of Retain 7.2.7 Objective as proposed. **Submission Point Number** 719.33 Provision: 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3 Position: Other - Please clearly indicate your position in your submission below **Summary of** Amend **Submission** Amend Policy 7.2.7.3 as follows: Development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways). **Point Number** 719.34 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 Position: Other - Please clearly indicate your position in your submission below Amend **Summary of Submission** Add an additional policy to 7.2.10 Objective as follows: 7.2.10.3 Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway road noise effects area are designed to meet internal sound levels of AS/NZ 2107:2000

Point Number 719.35 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies > 174-7.2.10 > 176-7.2.10.2

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend Rule 7.4.10.2 as follows:

Submission • Parking and access: safety;. <u>and efficiency of the roading network,</u> and impacts to on-street

parking and neighbours

Point Number 719.36 Provision: 138-7 Low Density Residential >

184-7.4 Rules - Activities > 214-

7.4.22

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Rule 7.4.22 as follows:

Parking and access: safety; and efficiency of the roading network, and impacts to on-street

parking and neighbours

Point Number 719.37 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 238-

7.5.9

Position: Not Stated

Summary of Submission

Add an additional Rule 7.5.9.3 as follows:

7.5.9.3 Any new residential buildings, or buildings, or buildings containing activities sensitive to

road noise, located within:

• 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or

• 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.

Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in

accordance with AS/NZ2107:2000.

Point Number 719.38 Provision: 138-7 Low Density Residential >

251-7.6 Non-Notification of Applications > 252-7.6.1

Position: Oppose

Summary of Submission

Amend Rule to read as follows:

Applications for controlled activities shall not require the written consent of other persons and

shall not be notified or limited notified, except for:

7.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority

shall be deemed an affected party

Point Number 719.39 **Provision:** 138-7 Low Density Residential >

> 251-7.6 Non-Notification of Applications > 253-7.6.2

Position: Oppose

Summary of **Submission**

Amend Rule 7.6.2.1 as follows:

Residential development, except for residential development adjacent to the State highway

where the road controlling authority shall be deemed an affected party.

Submitter 725 Submitter: Ian Percy & Fiona Aitken Family Trust

Number:

Contact Name: Email: andrew.lovelock@gallawaycookallan.co.nz

Address: PO Box 450, Wanaka, New Zealand, 9343

Andrew Lovelock

Point Number Provision: 725.2 138-7 Low Density Residential > 217-7.5

Rules - Standards > 238-7.5.9

Position: Not Stated

Summary of **Submission**

In the Low Density Residential area adjacent to 246 Riverbank Road, Wanaka, add setbacks and

landscaping to protect against reverse sensitivity effects.

Submitter Number: 752 Submitter: Michael Farrier

mike.farrier@xtra.co.nz **Contact Name:** Email:

Address: 31 Bedford Street, Arrowtown, New Zealand, 9302

Point Number 752.3 **Provision:** 138-7 Low Density Residential >

217-7.5 Rules - Standards > 230-

7.5.6

Position: Not Stated

Summary of Low Density requirements are retained as current and the minimum lot size is retained at 600m2

with no provision to allow 300m2 lots. Submission

Submitter Number: 779 Submitter: Trevor & Catherine Norman

Contact Name: Email: tnorman@xtra.co.nz

Address: PO Box 166, Wanaka, New Zealand, 9343

Point Number 779.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission

As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273

and Studholme Road, Lots 1 & 2 DP 436477.

Submitter Number: 798 Submitter: Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.29 Provision: 138-7 Low Density Residential >

140-7.2 Objectives and Policies

Position: Oppose

Summary of Submission Effects of development on Public Transport:

Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.

Submitter Number: 805 **Submitter:** Transpower New Zealand Limited

Contact Name: Aileen Craw Email: aileen.craw@beca.com

Address: PO Box 5005, Dunedin, New Zealand, 9058

Point Number 805.46 **Provision:** 138-7 Low Density Residential >

140-7.2 Objectives and Policies >

162-7.2.7 Objective 7

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Amend to:

Ensure development efficiently utilises existing infrastructure and <u>does not adversely affect the</u> <u>safe</u>, <u>effective</u> and <u>efficient operation</u>, <u>maintenance</u>, <u>development and upgrade of minimises</u> <u>impacts on regionally significant infrastructure</u>, <u>including the National Grid</u> and roading networks.

Point Number 805.47 **Provision:** 138-7 Low Density Residential >

177-7.3 Other Provisions and Rules > 178-7.3.1 District Wide

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Add the following clause:

Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use</u>, <u>development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District

Plan (ODP).

Submitter Number: 828 Submitter: Brett Giddens

Contact Name: Email: brett@giddens.co.nz

Address: 20 McBride Street, Frankton, Wakatipu, New Zealand, 9300

Point Number 828.2 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to Local Shopping Centre Zone or as a secondary option, a more

appropriate higher density zone such as:

High Density Residential;

Medium Density Residential; or

Another zone or amended zone that will achieve the outcomes sought in the submission.

Any additional or consequential relief of the proposed plan as a result of this submission.

Submitter Number: 834 Submitter: Helen McPhail

Contact Name: Email:

Address: 67 McBride Street, Frankton, New Zealand, 9300

Point Number 834.2 **Provision:** 138-7 Low Density Residential >

184-7.4 Rules - Activities > 199-

7.4.11

Position: Not Stated

Summary of Submission Delete 7.4.11.

Submitter Number: 836 Submitter: Warwick Goldsmith

Contact Name: Email: warwick.goldsmith@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 836.24 **Provision:** 138-7 Low Density Residential > 251-

7.6 Non-Notification of Applications >

253-7.6.2

Position: Not Stated

Summary of Submission

Rule 7.6.2 (and other rules relating to Notification)

Issue:

(a) Rule 7.6.2.1 provides that "Residential development" which is a restricted discretionary activity shall not be notified or limited notified. However there is no specific activity defined as "residential development." This is simply bad drafting. The non-notification rule should refer specifically to the

activity being referred to - and it would assist interpretation of the plan if the relevant rule references were included.

Note: This submission point applies to all other chapters of the District Plan where relevant.

Relief Requested:

(b) Amend Rule 7.6.2.1 to correctly refer to the activity subject to the rule, using the same wording, and including relevant rule references.

Note: This requested relief applies to all other rules in the District Plan relating to notification, where relevant.

Submitter Number: 840 Submitter: C & S Hansen

Contact Name: Chris Hansen Email: chansen@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 840.1 **Provision:** 138-7 Low Density Residential

Position: Not Stated

Summary of Submission The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.

Chapter 8 - Medium Density Residential

Submitter Number: 8 Submitter: Stephen Spence

Contact Name: Email: stev0s@yahoo.co.nz

Address: 14 Sledmere Drive, RD 1, Queenstown, New Zealand, 9371

Point Number 8.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Remove the proposed medium density zone and retain rural zoning on the land to the between

Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be

sympathetic to the style of development of the Quail Rise Zone.

Submitter Number: 9 **Submitter:** Terry Drayron

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number 9.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Opposes the chapter provisions generally

Submitter Number: 19 **Submitter:** Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.6 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission opposes the chapter provisions generally

Submitter Number: 22 Submitter: Raymond Walsh

Contact Name: Email: alywalsh30@gmail.com

Address: P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305

Point Number 22.9 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission

Supports the chapter provisions generally

Submitter Number: 25 Submitter: Mrs S M Speight

Contact Name: Email:

Address: 11 Stafford Street, Arrowtown, New Zealand, 9302

Point Number 25.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Requests Medium Density Zone on northern side of Stafford Street be removed from the medium

Submission density zone.

Submitter Number:	26	Submitter:	David Clarke	
Contact Name:		Email:	dwclarke@xtra.co.nz	
Address:	513 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371			
Point Number	26.1	Provision:	255-8 Medium Density Residential	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	 Not opposed to infilling in Arrowtown but has concerns over infrastructure impacts. Notes reduction in zone extent compared to the initial consultation version is a significant improvement Questions impact of infill on parking and traffic, particularly relating to Adamson Drive, Stafford St and Centennial Ave; and corners of Stafford and Berkshire Street. Questions impact of infill on low key infrastructure which is part of Arrowtowns character, eg. kerb and channel impacts Questions effect of revised recession planes and road setbacks on character and amenity Notes infill development should be gas reticulated and fire free to minimise air quality impacts Questions impact of infill on capacity of schools Requests strict design controls Questions how affordability will be met, considering the working population travel to Queenstown or Frankton. Supports infilling on a case by case basis, but considers proposed rules are too liberal. 			
Submitter Number:	37	Submitter:	Olga Thomas	
Contact Name:		Email:		
Address:	5 Gala Street, Waverley, Dunedin, New Zealand, 9013			

Point Number 37.1 Provision: 255-8 Medium Density Residential Position: Oppose

Summary of Submission

Opposes the Medium Density Residential Zone in Arrowtown.

Submitter Number:

42

Submitter:

J, E & ML Russell & Stiassny

Contact Name:

Email:

andrew.lovelock@gallawaycookallan.co.nz

Address:

PO Box 450, Wanaka, New Zealand, 9343

Point Number

42.2

Provision:

255-8 Medium Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Include in the medium density zone, or another appropriate chapter:

- objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development.
- a rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer
- The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer
- Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown on Diagram A4-17 of the Operative District Plan).

Submitter Number:

44

Submitter:

Valerie Parker

Contact Name:

Email:

Address:

48 Russell Street, Wanaka, New Zealand, 9305

Point Number

44.1

Provision:

255-8 Medium Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission General support for the proposed district plan. Requests that properties on Russell Street

(Wanaka) are exempt from rate rises.

Submitter Number: 55 **Submitter:** Willum Richards Consulting Ltd

Contact Name: William Richards Email: willum.richards@wrconsulting.co.nz

Address: 30 Mataraki Place, Wanaka, Wanaka, New Zealand, 9305

Point Number 55.2 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Introduce a 10m 'no build zone' be put in place to the west of the walkway that borders the eastern edge of the proposed medium density zone shown on planning map 20, Wanaka.

The no build zone could incorporate the playground and / or green areas which would be required as part of any medium density development.

That the eastern most buildings in the development (nearest the walkway) be restricted to 5m.

Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.).

That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.

Submitter Number: 58 Submitter: Sue Wilson

Contact Name: Email: suewilson65@btopenworld.com

Address: 1 Earnslaw Terrace, Queenstown, 9300

Point Number 58.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Do not increase building height

Submitter Number: Dato Tan Chin Nam 61 Submitter: **Contact Name:** Tony Ray Email: tray@mactodd.co.nz Address: PO Box 653, Queenstown, New Zealand, 9348 **Point Number** 61.1 **Provision:** 255-8 Medium Density Residential Position: Oppose Summary of Rezone of all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, Submission more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential. **Point Number** 61.3 Provision: 255-8 Medium Density Residential > 256-8.1 Zone Purpose Position: Other - Please clearly indicate your position in your submission below Summary of delete last sentence of paragraph 5 (the reference to the expiry date) **Submission Point Number Provision:** 61.4 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 Position: Other - Please clearly indicate your position in your submission below Summary of Enable low (the word 'low' to be crossed out) **Submission Point Number** 61.5 Provision: 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-Position: Other - Please clearly indicate your position in your submission below Summary of insert after 8.4.23 '8.4.24 - Visitor accommodation (not otherwise identified)' as a Restricted Submission Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings; - The extent to which the development positively addresses the street; - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm; - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking; -Where a site is subject to any natural hazard and the proposed results in an increase in gross floor area; an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.' - and

renumber as required. -

Point Number 61.6 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

delete last three lines commencing 'Notwithstanding the above...' relating to the expiry clause for

Homestar

Point Number 61.7 **Provision:** 255-8 Medium Density Residential

> 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409-

8.6.2.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Delete 8.6.2.2 relating to the expiry of Homestar clauses. Replace 8.6.2.2 with "Visitor

Accommodation"

Submitter Number: 73 Submitter: Margaret Prescott

Contact Name: Email: prescott2407@hotmail.com

Address: Mt Gold Place, Wanaka, New Zealand, 9305

Point Number 73.2 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Impose a maximum building height restriction along the Scurr Heights Walkway to protect the

scenic views from the walkway.

Submitter Number: 88 Submitter: Queenstown Lakes Community

Housing Trust

Contact Name: Julie Scott Email: julie@qlcht.org.nz

Address: PO Box 1748, Queenstown, Queenstown, New Zealand, 9300

Point Number 88.2 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission QLCHT supports changes for increased medium density in all proposed areas of Queenstown,

Wanaka and Arrowtown.

Submitter Number: 92 Submitter: Deborah Richards

Contact Name: Email: willdeb@xtra.co.nz

Address: 30 Mataraki Place, Wanaka, 9305

Point Number 92.1 Provision: 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Submitters requests relate to the area of Medium Density Zone at Scurr Heights in Wanaka. Supports the medium density zone in this location, subject to the following requests:

- 1. That a 10m 'no build zone' be put in place to the west of the walkway. This could incorporate the playground and / or green areas which would be required as part of any medium density development.
- 2. The eastern most buildings in the development (nearest the walkway) be restricted to 5m.
- 3. Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.)
- 4. That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.

Submitter Number: 97 **Submitter:** Hurtell Proprietary Limited,

Landeena Holdings Limited, Shellmint Proprietary Limited

Contact Name: Tony Ray Email: tray@mactodd.co.nz

Address: PO Box 653, Queenstown, Queenstown, New Zealand, 9348 **Point Number** 97.1 Provision: 255-8 Medium Density Residential > 256-8.1 Zone Purpose Position: Oppose Summary of Rezone Lot 1 DP 21182 (OT12D/1648) to high density residential. Delete last sentence of **Submission** paragraph 5 relating to the Homestar expiry date. **Point Number** 97.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 Position: Other - Please clearly indicate your position in your submission below Summary of Amend Objective 'Enable low (the word 'low' to be crossed out) medium density forms of **Submission** visitor accommodation that are appropriate for a medium density environment and do not adversely impact on the supply of permanent rental accommodation.' **Point Number** 97.4 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23 Position: Other - Please clearly indicate your position in your submission below Summary of insert after 8.4.23 '8.4.24 - Visitor accommodation (not otherwise identified) as a Restricted Submission Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings - The extent to which the development positively addresses the street - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking - Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.' and renumber as required **Point Number** 97.5 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409-8.6.2.2 Position: Other - Please clearly indicate your position in your submission below Summary of Delete 8.6.2.2 - Add as replacement for 8.6.2.2 '8.6.2.2 Visitor Accommodation' **Submission** 97.6 255-8 Medium Density Residential **Point Number Provision:** > 372-8.5 Rules - Standards >

383-8.5.5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Rule 8.5.5 - delete last three lines commencing 'Notwithstanding the above...' relating to the

expiry of Homestar incentives

Submitter Number: 99 **Submitter:** Elizabeth Winstone

Contact Name: Email: lizandphilwinstone@xtra.co.nz

Address: P.O Box 99253, Newmarket, Auckland, New Zealand, 1149

Point Number 99.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

That Arrowtown's zoning remains as it is currently.

Submitter Number: 110 Submitter: Alan Cutler

Contact Name: Email: a.g.cutler@gmail.com

Address: 48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305

Point Number 110.9 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Fully supports the introduction of Medium Density Zones.

For Wanaka the Medium Density throughout the southern side of the CBD could be extended

further along the old lake terrace.

Opposes to the blanket rezoning of the Scurr Heights parcel of land as MD.

Point Number 110.20 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

> 257-8.2 Objectives and Policie > 318-8.2.12Objective 12

Position: Support

Summary of Submission

Supports the objective and associated policies.

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.4 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission If Homestar is used then it needs to be checked at the design stage and then certified when built.

Incentivisation to use Homestar for all densities should be considered given the benefits of

housing achieving a 6 star rating.

Point Number 117.35 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission 8.2.1.5 clarify meaning of "higher density"

8.2.2.3 questions whether this will be enforced through building consent

8.2.3.1 certification of Homestar should be checked at design stage and certified when built

8.2.5 supports the provision

8.2.7 supports the provision and notes also relevant to Low Density development

Point Number 117.36 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

396-8.5.11

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission About time Green Waste was considered other than through composting education

Submitter Number: 128 Submitter: Russell Marsh

Contact Name: Email: marshshoney@xtra.co.nz

Address: 47 Ettrick Road, RD 2, Roxburgh, New Zealand, 9572

Point Number 128.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission

Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website

Submitter Number: 130 **Submitter:** Richard & Lynn Kane

Contact Name: Email: kane.wanaka@gmail.com

Address: 22 Tenby Street, Wanaka, New Zealand, 9305

Point Number 130.1 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of The submitter considers incentives for sustainable building design, which will expire in five years

Submission after the date it is made operative are definitely not required in Wanaka. Questions why

sustainable buildings are afforded special privileges.

Point Number 130.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

384-8.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Notes that the development of the previous Wanaka primary school is at the 25 degree building in relation to boundary, and houses are very close. Submitter considers there will be an even greater loss of sun with the proposed change to 45 degrees. Requests this be considered and

amendments made.

Submitter Number: 132 Submitter: Rupert & Elizabeth Le Berne Illes

Contact Name: Email: ilesnz@ihug.co.nz

Address: 25 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number 132.2 Provision: 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Opposes the Medium Density Zone and infilling in Arrowtown. Requests the Council abandon the proposal and pursue other options.

Submitter Number: 139 Submitter: lain Weir

Contact Name: Email: Iweir@infinitywanaka.com

Address: PO Box 777, Wanaka, New Zealand, 9343

Point Number 139.2 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Zone Lot 2 DP340530 on Ironside Drive Wanaka (shown on proposed planning map 20), from Low Density Residential to Medium Density residential

Submitter Number: 140 Submitter: Ian & Dorothy Williamson

Contact Name: Email:

Address: 971 Frankton Road, Queenstown, New Zealand, 9300

255-8 Medium Density Residential **Point Number** 140.1 Provision:

Position: Oppose

Summary of **Submission**

Opposes the potential rezoning of properties at Frankton Road to Medium Density. Requests

that the Council retain the operative low density zoning.

Submitter Number: Submitter: Neralie Macdonald 154

Contact Name: Email: neraliem@hotmail.co.nz

Address: 99 Devon Street, Arrowtown, New Zealand, 9302

Point Number Provision: 154.1 255-8 Medium Density Residential

Position: Oppose

Summary of **Submission**

Do not impose and enforce medium density with urbanised infill in Arrowtown. The preferred option is to change and extend the southern boundary this will allow for 400 dwellings approximately 1200 people to live within Arrowtown, while allowing the township to retain its

unique character and charm.

Submitter Number: Submitter: Linsey Whitchurch- Kopa 155

Contact Name: Email: linseyloo2000@yahoo.co.uk

Address: 66 Adamson Drive, Arrowtown, New Zealand, 9302

Point Number 155.1 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Does not support the Medium Density Proposal, however agrees that Arrowtown must contribute to the growth of the Wakitipu area. A change to the urban growth boundary is a more suitable option with design restrictions on dwellings. Option to first time buyers currently in and

contributing to Arrowtown community would be preferable also.

Submitter Number: 164 Submitter: Warren McCullagh

Contact Name: Email: lynmccullagh@bigpond.com

Address: 169 Fernhill Road, Fernhill, Queenstown, New Zealand, 9300

Point Number 164.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission opposes the inclusion of the area to the Southeast of Fernhill Road, between Richards park Lane

and Lordens Place within the Medium Density Zone

Submitter Number: 166 Submitter: Aurum Survey Consultants

Contact Name: Bruce McLeod Email: bruce@ascl.co.nz

Address: 53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371

Point Number 166.3 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 344-

8.4.10

Position: Oppose Summary of Rule 8.4.10 be deleted as it will not achieve it's purpose. **Submission** Consider a new controlled activity for more than one dwelling. . **Point Number Provision:** 255-8 Medium Density Residential 166.25 > 372-8.5 Rules - Standards > 382-8.5.4 Position: Oppose Summary of Rule 8.5.4 Increase coverage to at least 50% **Submission Point Number Provision:** 255-8 Medium Density Residential 166.26 > 372-8.5 Rules - Standards > 403-8.5.14 Position: Support Summary of Revise the rule it makes no sense Submission

Submitter Number: 171 **Submitter:** The Wanaka Community House Charitable Trust

Contact Name: Nick Brown Email: nickbrown@clear.net.nz

Address: PO Box 559, Wanaka, 9343

Point Number 171.1 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 295-8.2.8Objective 8

Position: Support

Summary of Submission

Supports the objective and policies 8.2.8.1, 8.2.8.2, 8.2.8.3 in general.

Point Number 171.2 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Support

Summary of	
Submission	

supports Rule 8.4.9

Submitter Number: 172 Submitter: Peter Roberts

Contact Name: Email: pharmas@xtra.co.nz

Address: 5 Chartres Lane, Arrowtown, New Zealand, 9302

Point Number 172.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Oppose

Summary of Submission Opposes the scale and intensity of proposed medium density housing provisions, specifically relating to density, homestar and boundary setbacks.

Council reduce the intensity and scale of the Arrowtown middle density zone as follows:

- Lift the proposed boundary setbacks from 1.5 to 2.5 metres.
- Increase the minimum section size for standalone homes from 250 square metres without Homestar 6 certification to 350 square metres and fix a minimum size for Homestar 6 certification projects to 300 square metres.

Suspend the introduction of terrace housing until agreement is reached with the Arrowtown community as to whether it is desireable and what design features are necessary to protect the towns character, heritage and appeal.

Submitter Number: 173 Submitter: Gordon Girvan

Contact Name: Email: gordyg@xtra.co.nz

Address: 48 Warren Street, Wanaka, New Zealand, 9305

Point Number 173.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of That the council should leave the zoning in Wanaka as it is at present. **Submission**

Submitter Number:	177	Submitter:	Universal Developments Limited
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		
Point Number	177.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-8.2.11.1
Position:	Oppose		
Summary of Submission	Delete policy.		
Point Number	177.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2
Position:	Oppose		
Summary of Submission	Delete policy.		
Point Number	177.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1
Position:	Oppose		
Summary of Submission	Amend so that the 80 meters is replaced with 15 metres with regard to noise sensitive activities and State highways.		
Point Number	177.12	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	General support and seek confirmation of the provisions except for specific matters identified in the submission.		

Submitter Number: 180 Submitter: Nigel Ker

Contact Name: Email: consultnigel@gmail.com

Address: 96 Cotter Ave, Arrowtown, New Zealand, 9300

Point Number 180.1 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Medium density infill should be subject to strict design guidelines around heights, shading,

setbacks and parking.

Requests 2 car parks on site.

Requests northern setback of 6 m with 4 m building height limit and height plane control

Submitter Number: 181 **Submitter:** Alistair and Christine Thomas

Contact Name: Email:

Address: 56 Poplar Street, Timaru, New Zealand, 7910

Point Number 181.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".

Submitter Number: 190 **Submitter:** Angus Small

Contact Name: Email: asmall@shotover.com

Address:	3C Mcdonnell Road, A	3C Mcdonnell Road, Arrowtown, New Zealand, 9302			
Point Number	190.1	Provision:	255-8 Medium Density Residential		
Position:	Oppose				
Summary of Submission	Opposes the Medium Density Zone in Arrowtown				

Submitter Number: 199
Submitter: Craig Douglas

Contact Name: Email: cg.douglas@xtra.co.nz

Address: Unknown, Arrowtown, New Zealand, 9302

Point Number 199.9 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.

Point Number 199.10 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1

Position: Oppose

Summary of The proposed Arrowtown Medium Density zone be dropped. **Submission**

Point Number 199.11 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 264-8.2.2 Objective 2

Position: Oppose

Summary of The proposed Arrowtown Medium Density zone be dropped. **Submission**

Point Number 199.12 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 Position: Support Summary of supports the provision **Submission Point Number** Provision: 199.13 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 Position: Support Summary of supports the provision **Submission Point Number Provision:** 199.14 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 Position: Support Summary of supports the provision **Submission Point Number** 199.15 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6 Position: Other - Please clearly indicate your position in your submission below Summary of set backs and recession planes be maintained as per the current plan. **Submission Point Number** 199.16 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 Position: Oppose Summary of the proposed Arrowtown Medium Density zone be dropped. **Submission Point Number Provision:** 199.17 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5 Position: Oppose

Summary of Submission

The proposed Arrowtown Medium Density zone be dropped. Opposes rule 8.5.5 as it relates to Homestar.

Point Number

199.18

Provision:

255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2

Position:

Oppose

Summary of Submission

Opposes the rule and requests that it be removed from the plan

Submitter Number: 204 Submitter: Arthur Gormack **Contact Name:** Email: agormack@xtra.co.nz Address: 18 Stafford Street, Arrowtown, New Zealand, 9302 **Point Number** Provision: 204.1 255-8 Medium Density Residential Position: Oppose Summary of Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. **Submission** Shotover country, Jacks point, Arthurs point.

Contact Name: Email: lyndowns@xtra.co.nz

Submitter:

John Lindsay

Address: 26 Centennial Ave, Arrowtown, New Zealand, 9302

210

Point Number 210.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Submitter Number:

Summary of Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.

Submitter Number: 221 Submitter: Susan Cleaver

Contact Name: Email: suecleaver2000@gmail.com

Address: 23 Nairn Street, Arrowtown, 9302

Point Number 221.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of That Medium density in Arrowtown be removed and reduced to Low Density and that the Urban boundary for Arrowtown is extended to include the area south of Arrowtown, up to the Arrowtown

golf course.

Submitter Number: 230 Submitter: Loris King

Contact Name: Email: kingsview@kinect.co.nz

Address: 120 Brownston Street, Wanaka, New Zealand, 9305

Point Number 230.3 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Oppose

Summary of Submission Strongly objects to the following included in the Medium Density Area:

8.2.7.4

8.2.8

8.2.9.1

8.2.10

Point Number 230.4 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Oppose

Summary of Submission I object to the following Rules:

8.4.10.2

8.4.11.2

8.4.17

Point Number 230.7 **Provision:** 255-8 Medium Density Residential

> 405-8.6 Rules - Non-Notification

of Applications

Position: Oppose

Summary of Submission

I am totally against Controlled activities not requiring the s=written consent of other persons, and

shall not be notified or limited notified".

Every ratepayer deserves to be treated with respect and be able to give consent or otherwise, if

their property, or their neighbourhood has potential to be affected in any way.

I am also totally against Restricted Discretionary and Discretionary activities not requiring the

written consent of other persons and shall not be notified or limited notified.

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortyqt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.40 Provision: 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports the purpose in part. Requests deletion of the sentence stating that incentives for sustainable building design would expire after 5 years. Requests provision of a map of

anticipated community activities ,permeability, connections and linkages within these zones and

ensure land is appropriately zoned for these.

Point Number 238.41 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Support

Summary of Submission

Supports in part, with suggested rewording as below. Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development.

Medium density development will be realised within Urban Growth Boundaries and close to town centres, local shopping zones, activity centres, public

transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures. All medium density projects should appear before the Urban Design Panel or objective review authority and be assessed on high quality design including sustainable

design principles.

Point Number Provision: 238.43 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 272-8.2.3 Objective 3

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Supports the provision in part, with suggested deletion of policies 8.2.3.1 and 8.2.3.2 which relate to certification to a minimum 6-star level using the New Zealand Green Building Council

Homestar™ Tool.

Point Number 238.44 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

394-8.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

supports the rule in part. Requests addition of an interpretive diagram to assist in clarifying how

the rule applies to a double level building.

Point Number Provision: 238.45 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

395-8.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Requests deletion of rule. OR, requests insertion of translucent glass rather than opaque.

Point Number 238.46 **Provision:** 255-8 Medium Density Residential

> > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Requests deletion of rules 8.6.2.1 and 8.6.2.2 relating to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool and the expiry of the rule after five years. Requests all medium density projects should before the Urban Design Panel and be

assessed on high quality design including sustainable design principles.

Submitter Number: 244 Submitter: Tania Flight

Contact Name: Email: tania.flight@gmail.com

Address: 112 Mooney RD, 9371

Point Number 244.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Submission

Summary of No medium density in Arrowtown. Instead, a southern boundary extension to cater for

approximately 200 new houses released in stages as demand requires.

Submitter Number: 255 Submitter: N.W. & C.E. BEGGS

Contact Name: Noel Beggs Email: beggsy@xtra.co.nz

Address: 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

Point Number 255.6 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 285-8.2.6Objective 6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Notes that Medium Density Housing in Arrowtown needs careful consideration as to its need, and if deemed necessary strict criteria must be in place to protect the Arrowtown character.

Submitter Number: 261 Submitter: June Watson

Contact Name: Email: robin.june@slingshot.co.nz

Address: 35 Devon Street, Arrowtown, New Zealand, 9302

Point Number 261.2 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Retention of the status quo. Opposes the medium density residential zone in Arrowtown.

Submitter Number: Submitter: 264 Philip Winstone **Contact Name:** Email: philwinstone@xtra.co.nz Address: 99253, Newmarket, Auckland, NZ, 1149 **Point Number Provision:** 264.1 255-8 Medium Density Residential Position: Oppose Summary of No medium density housing zone for Arrowtown. **Submission Point Number Provision:** 264.2 255-8 Medium Density Residential > 256-8.1 Zone Purpose Position: Oppose Summary of That the medium density residential zone is not applied to Arrowtown **Submission Point Number** 264.3 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 Position: Oppose

Not to proceed with Medium Density Zone for Arrowtown

Summary of

Submission

Point Number 264.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 Position: Oppose Summary of Dont proceed with the MDHZ in Arrrowtown **Submission Point Number** 264.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 Position: Oppose Summary of Not allow building sites below 250sqm via the Homestar incentive should the MDHZ proceed in **Submission** Arrrowtown **Point Number Provision:** 264.6 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6 Position: Oppose Summary of No Medium Density Zone in Arrowtown. **Submission Point Number** 264.7 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 Position: Oppose Summary of Do not adopt the Medium Density Zone in Arrowtown **Submission Point Number** 264.8 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 Position: Oppose Summary of Do not adopt the Medium Density Zone in Arrowtown **Submission Point Number** 264.9 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 Position: Other - Please clearly indicate your position in your submission below

Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		
Point Number	264.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Oppose		
Summary of Submission	Do not adopt the Med	ium Density Zone in Arrowtown	
Point Number	264.11	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Do not adopt the Med building height should	ium Density Zone in Arrowtown. If be limited to 5m	the MDHP proposal was adopted
Point Number	264.12	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	Do not adopt the Med	ium Density Zone in Arrowtown	

Submitter Number: Submitter: 265 Phillip Bunn **Contact Name:** Email: phillipbunn@outlook.com Address: 297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371 255-8 Medium Density Residential **Point Number Provision:** 265.2 Oppose Position: Summary of Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.

Submission

Submitter Number: 268 Submitter: Mark Kramer

Contact Name: Email: mjkramer@xtra.co.nz

Address: 6 Criterion street, Arrowtown, Arrowtown, New Zealand, 9302

Point Number 268.1 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

384-8.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The removal of provisions in the proposed district plan for an increase in the height recession

plane in the proposed medium density area in Arrowtown.

Retention of the existing height recession plane.

Point Number 268.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

384-8.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Notes that Section 8.5.5 states maximum site density shall be 250m2, but only if the

development doesn't attain a 6 star rating, which is not much more than is required under the

existing building code.

Point Number 268.3 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

394-8.5.9

Position: Support

Summary of Submission Noted that continuous building length is set at 16m, which is restricted discretionary, does not

need consent from affected parties, and doesn't need to be notified if a 6 star rating is achieved. With the discretion being controlled by a series of bullet points which are both ambiguous and

subjective.

Point Number 268.4 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 285-8.2.6 Objective 6 > 286-

8.2.6.1

Position: Support

Summary of Submission	Adopting the Arrowtown guide lines 2006 in to the rules. As far as possible.

Submitter Number: 269 Submitter: David Barton

Contact Name: Email: david@tuibiz.com

Address: PO Box 32-502, Devonport, Auckalnd, New Zealand, 0624

Point Number 269.3 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 318-8.2.12Objective 12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add a policy that recognises and is sensitive to the character of central Wanaka.

Point Number 269.4 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Medium density in Wanaka should focus on greenfield and not infill.

Submitter Number: 273 **Submitter:** The Full & Bye Trust

Contact Name: Philip Thoreau Email: philip@thoreau.co.nz

Address: 8 Maleme Avenue, Belmont, Auckland, New Zealand, 0622

Point Number 273.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town

Submission	centre.			
	Apply more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions.			
Point Number	273.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6	
Position:	Other - Please clearly in	ndicate your position in your subr	mission below	
Summary of Submission		on of the recession plane rules. On of the recession plane rules. On a significant reduction in	Clarification of exemptions for a park, In the area of the zone where an	
Point Number	273.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5	
Position:	Oppose			
Summary of Submission	Opposes density incent	rives for Homestar. Requests Ho	omestar tool be abandoned.	
	parking, building covera		ves, and potential implications on ad boundary setbacks. Questions the acentives expire.	
Point Number	273.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1	
Position: Other - Please clearly indicate your position in your submission below			mission below	
Summary of Submission	Questions basis for sus to non notification.	tainable buildings. Should be ab	ole to achieve special privileges relating	
		tainable buildings. Should be ab		
Submission	to non notification.	<u> </u>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-	

Submitter Number: 276 Submitter: Jane Hazlett

Contact Name: Email: d.j.hazlett@xtra.co.nz

Address: 19 Merioneth Street, Arrowtown, New Zealand, 9302

Point Number 276.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Allow the Arrowtown boundary to extend

Submitter Number: 290 Submitter: Christine Ryan

Contact Name: Email: erikandchris@gmail.com

Address: 92 Centennial Avenue, Arrowtown, New Zealand, 9302

Point Number 290.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission

Supports the Medium Density Zone

Submitter Number: 300 Submitter: Rob Jewell

Contact Name: Email: robjewell2012@gmail.com

Address: 126 Kings Drive, Wanaka, 9305

Point Number 300.4 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Oppose

Summary of Submission	Opposes the provision.		
Point Number	300.5	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 364-8.4.22
Position:	Oppose		
Summary of Submission	Visitor accommodation should not be permitted within this zone.		
Point Number	300.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		

Submitter Number: 304 Submitter: Sandra Zuschlag

Contact Name: Email: sandra.zuschlag@gmail.com

Address: Unknown, Arrowtown, Arrowtown, New Zealand, 9302

Point Number 304.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Arrowtown should not get any medium density zone.

Arrowtown boundary should stay as it is.

Design guidelines for Arrowtown for any new building, alteration and streetscape landscaping

controlled by Arrowtown design review board.

6star rated homes should not have any special rules in regards to density - they should fall under

the normal rules. Every house in the Wakatipu should be homestar 6 rated.

No more wood fires too be allowed in new Arrowtown houses or no upgrading to wood fires

allowed.

Density should not only talk about percentage of building per site but also about how much area

can be sealed (driveways - patios). More permeable surface are a must.

Rainwater should be stored in tanks on site to be used for toilet flushing and garden watering. Financial support by the council.

Submitter Number: 305 Submitter: Josh McKeague

Contact Name: Email: joshmck@hotmail.com

Address: 20 Vancouver Drive, Queenstown, 9300

Point Number 305.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density

Submission designation be removed.

Point Number 305.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density

Submission designation be removed.

Submitter Number: 306 Submitter: NA

Contact Name: Sara Clark Email: sara.clark@xtra.co.nz

Address: 23 Criterion Street, Arrowtown, 9302

Point Number 306.1 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Oppose

Summary of That medium density housing should not be adopted within Arrowtown

Submission			
Submitter Number:	311	Submitter:	Lyndsey Lindsay
Contact Name:		Email:	
Address:	20 Centennial Avenue, Arro	wtown, New Zealand, 9302	
Point Number	311.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes all height.		

Submitter Number: 317 Submitter: Elvene C Lewis **Contact Name:** Email: Address: 19A Nairn Street, Arrowtown, New Zealand, 9302 **Point Number** 317.1 **Provision:** 255-8 Medium Density Residential Position: Oppose Oppose Medium Density Zone within Arrowtown Summary of **Submission**

Submitter Number: 319 **Submitter:** Jon G Newson

Contact Name: Email:

Address: PO Box 162, Arrowtown, New Zealand, 9302

Point Number 319.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Concerned Medium Density Zone in Arrowtown will place a strain on street parking, off street parking and infrastructure (water supply and storm water). Believe we need more Shotover

Country, Lakes Hayes and Jack Points developments.

Submitter Number: 335 Submitter: Nic Blennerhassett

Contact Name: Email: nickblen@kinect.co.nz

Address: P O Box 215, Wanaka, New Zealand, 9343

Point Number 335.11 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of General support with specific amendments sought. **Submission**

Point Number 335.12 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 367-

8.4.25

Position: Other - Please clearly indicate your position in your submission below

Summary ofRule 8.4.25 be amended to remove mention of specific materials, and possibly add wording to indicate that the palette of muted colours prescribed in the rural areas is not expected to be

adhered to in residential zones.

Point Number 335.13 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

395-8.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary ofClarification is needed for Rule 8.5.10 - is the 'first storey' what we would call the ground floor, or is it the first floor above the ground floor (as we would usually understand the label)? A sill height

of 1.5m seems high, although maybe reasonable if closer than 4m from the boundary.

Point Number 335.15 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the zone as shown on planning map 21. Unsure with medium density zoning on

planning map 20.

Submitter Number: 341 **Submitter:** Peter Mathieson

Contact Name: Email: peter@cgroup.co.nz

Address: 61 Adamson Drive, Arrowtown, Queenstown, New Zealand, 9203

Point Number 341.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.

Submitter Number: 362 Submitter: Philip Thoreau

Contact Name: Email: philip@thoreau.co.nz

Address: 1 Tenby Street, Wanaka, New Zealand, 9305

Point Number 362.1 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Oppose

Summary of SubmissionOppose the proposal that "this rule shall not apply where the development can achieve specification to a minimum 6- star level using the NZ Green Building Council Home Star rule".

Unclear what density does apply, if any. Further work and reconsideration is required.

Point Number	362.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Oppose		
Summary of Submission	amenity value to any	neighbouring users and will seriously	rill only lead to a very significant loss of r leave exposed or fail to protect the tly in conflict with the plan objectives.
Point Number	362.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 293-8.2.7.4
Position:	Oppose		
Summary of Submission	Oppose the policy as objectives.	it will reduce amenity values and is i	nconsistent with zone purpose and
Point Number	362.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 292-8.2.7.3
Position:	Oppose		
Summary of Submission	Oppose the Policy as	s it conflicts with the objectives and zo	one purpose.
Point Number	362.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Oppose as prone to a	abuse and forced unhappy compromi	se and should be abandoned.
Point Number	362.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Oppose as prone to a	abuse and forced unhappy compromi	se.

Point Number 362.7 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1 Position: Oppose Summary of Oppose Policy 8.2.3.1 as no clear basis for the provision is given to explain why a sustainable **Submission** building should be able to achieve these special privileges. **Point Number** 362.8 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5 Position: Oppose Summary of Oppose the provision that recession planes do not apply to sites adjoining the Town Centre Submission zone, fronting the road or reserves. **Point Number** 362.9 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 385-8.5.6.1 Position: Oppose Summary of Oppose the recession plane proposed **Submission Point Number Provision:** 362.10 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2 Position: Oppose Summary of Oppose the recession plane proposed. **Submission**

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.24 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1 Position: Support Summary of Supports the provision. Submission **Point Number** 380.25 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 Position: Support Summary of Supports the provision. **Submission Point Number** 380.26 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 Position: Other - Please clearly indicate your position in your submission below Summary of Supports the objective. **Submission Point Number Provision:** 380.27 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 Position: Support Summary of Supports the objective. Submission **Point Number** 380.28 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 Position: Support Summary of Supports the objective. **Submission Point Number** Provision: 380.29 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6 Position: Support

> 257-8.2 Objection: Support Summary of Supports the objective. Point Number 380.31 Provision: 255-8 Medium Desition: 259-8.2 Objection: Other - Please clearly indicate your position in your submission below Summary of Submission Visitor accommodation should provide for underground parking where possible road and avoid unsightly above ground car parks Point Number 380.32 Provision: 255-8 Medium Desition: 257-8.2 Objection: Support Summary of Support Support Support Submission Support Submission Other - Please clearly indicate your position in your submission below Point Number 380.33 Provision: 255-8 Medium Desition: 257-8.2 Objection: Other - Please clearly indicate your position in your submission below				Supports the objective.	Summary of Submission	
Summary of Supports the objective. Point Number 380.31 Provision: 255-8 Medium I > 257-8.2 Objective > 299-8.2.9 Objection: Other - Please clearly indicate your position in your submission below Summary of Submission Visitor accommodation should provide for underground parking where possible road and avoid unsightly above ground car parks Point Number 380.32 Provision: 255-8 Medium I > 257-8.2 Objection: Support Summary of Support Summary of Supports the objective. Point Number 380.33 Provision: 255-8 Medium I > 257-8.2 Objective. Submission Point Number Other - Please clearly indicate your position in your submission below	ectives and Policies	255-8 Medium Density > 257-8.2 Objectives a > 295-8.2.8Objective 8	Provision:	380.30	Point Number	
Point Number 380.31 Provision: 255-8 Medium I > 257-8.2 Objec > 299-8.2.9 Obj Position: Other - Please clearly indicate your position in your submission below Summary of Submission Visitor accommodation should provide for underground parking where possible road and avoid unsightly above ground car parks Point Number 380.32 Provision: 255-8 Medium I > 257-8.2 Objec > 303-8.2.10 Obstantial Support Summary of Support Supports the objective. Point Number 380.33 Provision: 255-8 Medium I > 257-8.2 Objec > 310-8.2.11 Obstantial Support Supports the objective Submission Other - Please clearly indicate your position in your submission below				Support	Position:	
> 257-8.2 Objec > 299-8.2.9 Obj Position: Other - Please clearly indicate your position in your submission below Summary of Submission Visitor accommodation should provide for underground parking where possible road and avoid unsightly above ground car parks Point Number 380.32 Provision: 255-8 Medium E > 257-8.2 Objec > 303-8.2.10 Objection: Support Summary of Submission Supports the objective. Point Number 380.33 Provision: 255-8 Medium E > 257-8.2 Objection: 255-8 Description: 255-8 Medium E > 257-8.2 Objection: 255-8 Description:				Supports the objective.		
Summary of Submission Visitor accommodation should provide for underground parking where possible road and avoid unsightly above ground car parks Point Number 380.32 Provision: Support Support Support Supports the objective. Point Number 380.33 Provision: 255-8 Medium I > 257-8.2 Objective. Point Number 380.33 Provision: 255-8 Medium I > 257-8.2 Objective. Point Number Other - Please clearly indicate your position in your submission below	ectives and Policies	255-8 Medium Density > 257-8.2 Objectives a > 299-8.2.9 Objective	Provision:	380.31	Point Number	
Point Number 380.32 Provision: 255-8 Medium E > 257-8.2 Objec > 303-8.2.10 Objection: Support Summary of Submission Supports the objective. Point Number 380.33 Provision: 255-8 Medium E > 257-8.2 Objective. Submission Supports the objective. Other - Please clearly indicate your position in your submission below		mission below	our position in your sub	Other - Please clearly indicate	Position:	
> 257-8.2 Objection: Support Summary of Submission Point Number 380.33 Provision: 255-8 Medium E > 257-8.2 Objection > 310-8.2.11 Objection: Other - Please clearly indicate your position in your submission below	ole to get cars off the	parking where possible to ge				
Summary of Submission Point Number 380.33 Provision: 255-8 Medium E > 257-8.2 Object > 310-8.2.11 Obje	ectives and Policies	255-8 Medium Density > 257-8.2 Objectives a > 303-8.2.10 Objective	Provision:	380.32	Point Number	
Point Number 380.33 Provision: 255-8 Medium I > 257-8.2 Object > 310-8.2.11 Ob Position: Other - Please clearly indicate your position in your submission below				Support	Position:	
> 257-8.2 Object > 310-8.2.11 Ob Position: Other - Please clearly indicate your position in your submission below				Supports the objective.		
	ectives and Policies	255-8 Medium Density > 257-8.2 Objectives a > 310-8.2.11 Objective	Provision:	380.33	Point Number	
Cito dovolopment off Otata himburgu Cabrada barana andiada a sa		mission below	our position in your sub	Other - Please clearly indicate	Position:	
		Site development off State highway 6 should be only perpendicular to the road (like Glenda Drive) and not adjacent to the road, so that large green spaces can still be seen along the road approaches to Queenstown.			Summary of Submission	
> 257-8.2 Object	ectives and Policies	255-8 Medium Density > 257-8.2 Objectives a > 322-8.2.13 Objective	Provision:	380.34	Point Number	
Position: Support				Support	Position:	
Summary of Supports the objective Submission				Supports the objective		

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.22 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 276-8.2.4 Objective 4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend to add new policy to address privacy/overlooking effects, such as through the following suggested wording: 'Built form achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows,

screening or other means'

Point Number 383.23 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to add privacy, screening and overlooking impacts as a matter of discretion

Point Number 383.24 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend to add privacy, screening and overlooking impacts as a matter of discretion.

Point Number 383.25 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to delete "residential flat"

Point Number 383.26 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below		
Summary of Amend to delete "residential flat" Submission		
383.27	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Oppose		
Summary of Amend Rule 8.5.10 so it relates to windows associated with habitable spaces Submission		
	Amend to delete "residence" 383.27 Oppose	Amend to delete "residential flat" 383.27 Provision: Oppose

Submitter Number: 389 Submitter: Body Corporate 22362 **Contact Name:** sean.mcleod@ppgroup.co.nz Sean McLeod Email: Address: C/O APL, PO Box 1586, Queenstown, New Zealand, 9348 **Point Number** 389.5 255-8 Medium Density Residential **Provision:** Position: Other - Please clearly indicate your position in your submission below At a minimum that Body Corporate 22362 be included in the medium density zone if not the Summary of Submission whole of Goldfields. Plan of Body Corporate 22362 attached showing the area concerned. **Point Number** 389.6 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose Position: Support Summary of As a whole we agree with the review and the proposal of increasing the density of the existing **Submission** residential areas as a policy.

Submitter Number: 391 **Submitter:** Sean & Jane McLeod

Contact Name: Email: sam.qtn@ihug.co.nz

Address: 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300 **Point Number** 391.7 **Provision:** 255-8 Medium Density Residential Position: Other - Please clearly indicate your position in your submission below That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower Summary of **Submission** slopes within 4-500m of Fernhill road and that it is also extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between. Questions Medium Density Zone location opposite Glenda Drive Suggests the Queenstown Heights Subzone be zoned as Low Density Residential. **Point Number Provision:** 391.8 255-8 Medium Density Residential > 257-8.2 Objectives and Policies Position: Support Summary of generally supports the objectives and policies of the medium density residential zone Submission **Point Number** 391.9 Provision: 255-8 Medium Density Residential > 334-8.4 Rules - Activities Position: Other - Please clearly indicate your position in your submission below Summary of See comments in the low density rules in regards to the definition of site and multi story units Submission **Point Number** 391.10 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards Position: Oppose That the area of land opposite Glenda Drive be zoned low density residential instead of medium Summary of **Submission** density due to conflicting with objectives.

 Submitter Number:
 399

 Submitter:
 Peter and Margaret Arnott

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 399.7 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

378-8.5.3 > 379-8.5.3.1

Position: Oppose

Summary of Submission

That Rule 8.5.3.1(a) & (b) should be deleted.

Point Number 399.8 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position: Oppose

Summary of Submission

That Rule 8.5.3.2 should be deleted.

Point Number 399.9 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

378-8.5.3 > 381-8.5.3.3

Position: Oppose

Summary of Submission

That Rule 8.5.3.3 should be deleted.

Submitter Number:408Submitter:Otago Foundation Trust Board

Contact Name: Amy Wilson-White Email: amyw@brownandcompany.co.nz

Address: PO Box 1467, Queenstown, New Zealand, 9348

Point Number 408.7 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add change as underlined:

"The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and the Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support and an adjoining Town Centre, and so not impact on the primary role of the zone to provide housing supply. These non-residential activities may include community facilities such as churches which contribute to the urban fabric of an area by providing amenity, public spaces and accessibility."

Point Number

408.8

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 294-

8.2.7.5

Position:

Not Stated

Summary of Submission Include change as underlined:

"Low impact approaches to storm water management, on-site treatment and storage / dispersal approaches are enabled to limit demands on public transport infrastructure networks where practical."

Point Number

408.9

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies

> 295-8.2.8Objective 8

Position:

Support

Summary of Submission

Support

Point Number

408.10

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8 > 297-

8.2.8.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Delete this rule as follows:

Ensure any community uses or facilities are of limited intensity and scale, and generate only

small volumes of traffic.

Point Number 408.11

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies

> 310-8.2.11 Objective 11

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Make amendments as follows:

The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment, with supporting community facilities which is sensitive to the its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network and is appropriately serviced.

Point Number

408.12

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-

8.2.11.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Make amendments as follows:

"Intensification does not occur until adequate water supply services are available to service the development, Council will include its provisions within the LTP as a priority."

Point Number

408.13

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-

8.2.11.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Make amendments as follows:

"A stormwater network design is provided that utilises on-site treatment and storage / dispersal approaches, and avoid impacts on the State Highway network."

Point Number

408.14

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 313-

8.2.11.3

Position:

Support

Summary of **Submission**

Support

Point Number

408.15

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-

8.2.11.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Make amendments as follows:

"Safe and legible transport connections are provided that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side of the State Highway 6.

The only new access to the zone will be via a northern connection to the Eastern Arterial road roundabout to ensure integration with road network and public transport routes on the southern side of State Highway 6."

Point Number

408.16

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 315-

8.2.11.5.

Position:

Other - Please clearly indicate your position in your submission below

Summary of **Submission**

No specific submission made but policy extract included in the submission.

Point Number

408.17

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-

Position:

Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Amend as follows:

"A safe and legible walking and cycling environment is provided within the area. that:

- Links to external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct convenient routes\

- Is of a form and layout that encourages walking and cycling-
- Provides a safe and convenient waiting areas adjacent to the State Highway, which provides shelter form the weather
- Provides a direct and legible network.

Note: attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with the policy."

Point Number

408.18

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 317-8.2.11.7

Position:

Support

Summary of Submission

Support

Point Number 408.19 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-

8.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Make amendments as follows:

Community facilities and/or activities D RD

Discretion is limited to all of the following:

- The design, appearance, materials, impact on the street of the building containing the activity

- The location, nature and scale of activities of site

- Parking and Access; safety, efficiency and impacts to on-street parking and neighbours

- Hours of operation

Point Number 408.20 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 347-

8.4.11

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Make amendments as follows:

"Dwelling, Residential Unit, Residential Flat RD

For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a

Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of

compliance with Rule 8.5.3."

Point Number 408.21 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

373-8.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports the height limits but requests the addition of the following:

"8.5.1.2 A maximum height of 12 metres for a church (Community Activity) on

the land fronting State Highway 6 between Hansen Road and Ferry Hill Drive"

Point Number 408.22 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

378-8.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Redraft the Rule as following (or in a similar manner) in order to reflect 3.2(2) above and to

achieve the outcome submitted:

"Development on land fronting State Highway 6 between Hansen Road and Ferry Hill Drive shall

provide the following:" Note: The requested amendments to sub-clauses 8.5.3.1 and 8.5.3.2 are

outlined in points 408 .24 and 408.25 below)

Point Number 408.23 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amendments as follows:

"Transport, parking and access design that:

(a) Ensure connections to the State Highway network are only via Hansen Road, the Eastern

Access Roundabout, and/or Ferry Hill Drive.

(b) There is no new vehicular access to the State Highway."

Point Number 408.24 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 381-8.5.3.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend as follows:

"A Traffic Impact Assessment which addresses all of the following:

(a) Potential traffic effects to the local and State Highway network (including outlines of consultation with the New Zealand Transport Agency (NZTA)

(b) Determine of entry and entres to the least and Ctate

(b) Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zeeland Transport Agency (NZTA)

(c) An access network design via Hansen Road, the Eastern Access Roundabout , and/or Ferry Hill Drive, and the avoidance of any access to the Stage Highway Network

(d) Integration with existing transport networks and cumulative effects of traffic demand with knowncurrent or future developments

(e) Integration with public access networks

(f) Methods of Traffic Demand Management

A Landscape Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following:

(a) The retention of exiting vegetation (where practicable)

(b) A minimum of 2 tiered planting (inclusive of tall trees and scrubs) made up of species listed as follows:

<u>...</u>

<u>...</u>

...

(c) Planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years, species locations on the site in order to soften not screen development

(d) Use of tree species having a minimum height at maturity of 1.8m

(e) Appropriate planting layout which does not limit solar access to new buildings or roads"

Point Number 408.25 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

391-8.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission If the Rural Zoning (within the Outer Control Boundary) is retained, support an exception to the minimum boundary setback rule so an additional 1.5 m of land is not lost from the development potential for the site (i.e. Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).

Point Number 408.26 **Provision:** 255-8 Medium Density Residential

> 405-8.6 Rules - Non-Notification

of Applications > 406-8.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Regarding the non notification of applications, the proposed Medium Density Zone located fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) should be added to 8.6.2.2 (noting that the subject site is legally described as Section 130 Blk I Shotover SD,

Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).

Submitter Number: 420 Submitter: Lynn Campbell

Contact Name: Email:

Address: PO BOX 2598, Wakatipu, Queenstown, New Zealand, 9349

Point Number 420.2 Provision: 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

The submitter is concerned that not enough attention has be considered with respect to parking during the formulation of the Medium Density Zone. Additionally, the submitter raises concerns

with regard to the safety of school pupils and elderly.

Submitter Number: Submitter: Carol Bunn 423

Contact Name: Email: carolbunn.winemaker@gmail.com

Address: 23 Nairn Street, Arrowtown, 9302

Point Number 423.2 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of That the medium density zone in Arrowtown be removed and reduced to Low density, and that **Submission**

the urban boundary be extended south.

Submitter Number: 438 **Submitter:** New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.11 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 295-8.2.8Objective 8

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The NZFS wish to include the term "emergency service facilities" to this Objective. Amend to

read:

"Provide for community activities and facilities, and emergency service facilities that are generally

best located in a residential environment close to residents"

Point Number 438.12 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8 > 296-

8.2.8.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission NZFS wish to amend this Policy to reflect the provision for emergency services within the

residential zone. Amend to read:

"Enable the establishment of community activities and facilities <u>and emergency service</u>

facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare

and visual impact can be avoided or mitigated."

Point Number 438.13 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 336-

8.4.2

Position: Support

Summary of Submission

Retain as notified.

Point Number 438.14 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 343-

8.4.9

Position: Not Stated

Summary of Submission Retain as notified.

Point Number

438.15

Provision:

255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

373-8.5.1

Position:

Not Stated

Summary of Submission The NZFS wishes to exempt drying towers from rules 8.5.1.1 and 8.5.1.2. Amend to

add Exemption: Fire station towers are exempt from this rule

Point Number

438.16

Provision:

255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

382-8.5.4

Position:

Not Stated

Summary of Submission

Requests fire stations are exempt from this rule. Exemption: Fire stations are exempt from this

rule

Submitter Number:

445

Submitter:

Helwick Street Limited

Contact Name:

Stephen Pearson

Email:

stephen.pearson88@gmail.com

Address:

19B Masons Avenue, Auckland, Auckland, New Zealand, 1011

Point Number

445.1

Provision:

255-8 Medium Density Residential

Position:

Support

Summary of Submission That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to

allow some small scale and appropriate commercial activity.

Submitter Number:

470

Submitter:

Queenstown Playcentre

Contact Name:

Mindy Swigert

Email:

queenstownplaycentre@xtra.co.nz

Address: PO Box 176, Queenstown, 9348

Point Number 470.1 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Generally supports the idea of increasing density close to town, however requests that guidelines

are introduced and plans are reviewed by an appropriate panel.

Submitter Number: 479 **Submitter:** Mr Trevor William Oliver

Contact Name: Carey Vivian Email: carey@vivianespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 479.1 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission Opposes the proposed Medium Density Residential zone between Wynyard Crescent and Fernhill Road, and over the submitters property at 16B Wynyard Crescent, Fernhill (legally

described as PUB & AUB1 ON UP 22268 and held in title OT14A/51, OT14A).

Retain the Low density residential zoning of the residential block between Wynyard Crescent and

Fernhill Road.

Point Number 479.3 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Not Stated

Summary of Submission

Submits that a change in the height and density of the proposed land zoned as Medium Density between Wynyard Crescent and Fernhill Road as sought does not achieve the purpose of the Resource Management Act being the sustainable management of natural and physical resources as it adversely affects our social and cultural well-being and the maintenance and enhancement

of amenity values in our area.

Submitter Number: 503 Submitter: DJ and EJ Cassells, The Bulling

Family, The Bennett Family, M

Lynch

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 503.2 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Remove the Medium Density Zone from the area between Park Street and Hobart Street and **Submission** replace it with the current applicable provisions from the Operative District Plan (high density)

> OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1

OR Remove the Medium Density Zone and replace with provisions of the same effect as the

proposed Chapter 10 (Arrowtown Residential Historic Management Zone)

Point Number Provision: 503.3 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Oppose

Summary of delete rule 8.5.5 **Submission**

Point Number 503.5 Provision: 255-8 Medium Density Residential

> 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 408-

8.6.2.1

Position: Oppose

Summary of delete rule 8.6.2.1 **Submission**

Submitter Number: 504 Submitter: Virginia Barbara Bush **Contact Name:** Email: ginny@wanakaphysiotherapy.co.nz

Address: PO Box 845, Wanaka, New Zealand, 9343

Point Number 504.1 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

318-8.2.12Objective 12

Position: Not Stated

Summary of Submission

Supports the Wanaka MDR Transition Overlay.

Retain objective 8.2.12 and supporting policies 8.2.12.1, 8.2.12.2 and 8.2.12.3

Submitter Number: Submitter: JWA & DV Smith Trust 505

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

255-8 Medium Density Residential **Point Number** 505.11 **Provision:**

> 257-8.2 Objectives and Policies >

264-8.2.2 Objective 2 > 267-8.2.2.3

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend policy 8.2.2.3 as follows:

Submission shall not be dominated by Mitigate adverse effects of garaging, parking and accesswavs on

Street frontages.

Point Number Provision: 505.12 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

276-8.2.4 Objective 4 > 277-8.2.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Policy 8.2.4.1 as follows:

Apply-Ensure recession plane, building height, yard setback, site coverage, and window sill

height controls are complied with as the primary means of ensuring reasonable protection of

neighbours' privacy and amenity values.

Point Number Provision: 255-8 Medium Density Residential 505.13

> 257-8.2 Objectives and Policies >

289-8.2.7Objective 7

Position: Other - Please clearly indicate your position in your submission below Summary of Amend objective 8.2.7 as follows: **Submission** Ensure-Medium density development efficiently utilises existing infrastructure and minimises impacts adverse effects on infrastructure and roading networks. **Point Number** 505.14 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2 Position: Other - Please clearly indicate your position in your submission below Summary of Amend policy 8.2.7.2 as follows: **Submission** Encourage Medium density development is to be located in areas that are well serviced by public transport and infrastructure, trail/track networks. and is designed in a manner consistent with the capacity of infrastructure and transport networks. **Point Number** Provision: 505.15 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3 Position: Other - Please clearly indicate your position in your submission below Summary of Amend policy 8.2.7.3 as follows: **Submission** Access and parking is located and designed to optimise efficiency and safety and minimise impacts adverse effects on on-street parking and traffic management. **Point Number** 505.16 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4 Position: Oppose Summary of Delete Policy 8.2.7.4 **Submission Point Number** Provision: 505.17 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 Position: Not Stated Summary of Insert new policy 8.2.7.6 as follows: Submission Provide for vehicle use in a manner which retains essential vehicle access in the Medium Density Residential Zone while providing for pedestrian safety

Point Number 505.18 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies >

289-8.2.7Objective 7

Position: Not Stated

Summary of

Insert new policy 8.2.7.7 as follows:

Submission

Recognise the intensification of density and activity levels within the Medium Density Residential

Zone will require comprehensive traffic

management plans and sufficient on site car parking.

Point Number Provision: 505.19 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

318-8.2.12Objective 12 > 320-

8.2.12.2

Position: Not Stated

Summary of **Submission**

Amend policy 8.2.12.2 as follows:

Non-residential and mixed use activities provide a quality built form which supports the role of the

Town Centre activates the street, minimises the

dominance adverse effects of parking and adds visual interest to the urban environment.

Point Number 505.20 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

318-8.2.12Objective 12 > 321-

8.2.12.3

Position: Not Stated

Summary of Submission

Delete Policy 8.2.12.3

Point Number 505.21 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 367-

8.4.25

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend rule 8.4.25 as follows:

Submission Discretion is restricted to consideration of all of the following: external appearance, materials,

signage platform, lighting, impact on the street, adequate on-site car parking and natural

hazards...

Point Number Provision: 505.22 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 367-

8.4.25

Position: Not Stated

Summary of

Amend rule 8.4.25 as follows:

Submission Discretion is restricted to consideration of all of the following: external appearance, materials,

signage platform, lighting, impact on the street, adequate on-site car parking and natural

hazards...

Point Number 505.23 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 373-

8.5.1

Position: Support

Summary of Submission Retain Rule 8.5.1

Point Number 505.24 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 391-

8.5.8

Position: Not Stated

Summary of Amend Rule 8.5.8 as follows:

Submission Add the following:

On the Southern boundary of the Town Centre Overlay Zone, there must be a setback of 4.5m.

Submitter Number: 506 **Submitter:** Friends of the Wakatiou Gardens

and Reserves Incorporated

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 506.2 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission

Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density)

OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1

OR Remove the Medium Density Zone and replace with provisions of the same effect as the

proposed Chapter 10 (Arrowtown Residential Historic Management Zone)

Point Number 506.3 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission

Point Number

506.4

Provision:

255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 408-8.6.2.1

Position:

Not Stated

Summary of Delete rule 8.6.2.1 Submission

Point Number 506.7 Provision: 255-8 Medium Density Residential

Position: Not Stated

Summary of SubmissionEnsure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.

Submitter Number: 510 **Submitter:** Wayne L Blair

Contact Name: Email: wayneblair@xtra.co.nz

Address: 97 Warren Street, Wanaka, New Zealand, 9305

Point Number 510.1 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of- The current zoning for low, medium and high density should remain in Wanaka **Submission**

Point Number 510.2 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 280-8.2.5 Objective 5

Position: Not Stated

Summary of SubmissionThe objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St -

MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.

Point Number 510.3 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 295-8.2.8Objective 8

Position: Not Stated

Summary of Submission

There should be no commercial activity within this area outside of normal working hours.

Point Number 510.4 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 303-8.2.10 Objective 10:

Position: Not Stated

Summary of Submission I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can residents expect if the Medium Density change is implemented?

Point Number 510.5 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 318-8.2.12Objective 12

Position: Not Stated

Summary of Submission

The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.

Point Number 510.6 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission 8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site

8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per site

Which is the correct number? Remove confusion

Point Number

510.7

Provision:

255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-

8.4.17

Position:

Not Stated

Summary of Submission There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.

Point Number

510.9

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

382-8.5.4

Position:

Not Stated

Summary of Submission To contemplate I x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Point Number

510.10

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

383-8.5.5

Position:

Not Stated

Summary of Submission To contemplate I x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Submitter Number: 511 **Submitter:** Helen Blair

Contact Name: Email: wayneblair@xtra.co.nz

Address: 97 Warren Street, Wanaka, New Zealand, 9305

Point Number 511.1 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission

- The current zoning for low, medium and high density should remain in Wanaka

Point Number 511.2 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 280-8.2.5 Objective 5

Position: Not Stated

Summary of Submission The objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St - MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.

Point Number 511.3 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 295-8.2.8Objective 8

Position: Not Stated

Summary of Submission There should be no commercial activity within this area outside of normal working hours.

Point Number 511.4 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 303-8.2.10 Objective 10:

Position: Not Stated

Summary of Submission I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can

residents expect if the Medium Density change is implemented?

Point Number 511.5 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.

Point Number 511.6 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission

8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site

8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per site

Which is the correct number? Remove confusion

Point Number 511.7 Provision: 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 359-

8.4.17

Position: Not Stated

Summary of Submission

There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.

Point Number 511.9 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

382-8.5.4

Position: Not Stated

Summary of Submission To contemplate I x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Point Number 511.10 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Not Stated

Summary of **Submission**

To contemplate I x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Submitter Number: Submitter: 512 The Estate of Norma Kreft

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number Provision: 512.1 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3

Position: Oppose

Summary of Amend policy 8.2.2.3 as follows:

Submission shall not be dominated by Mitigate adverse effects of garaging, parking and accessways on

Street frontages.

Point Number 512.2 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

289-8.2.7Objective 7

Position: Oppose

Summary of Amend objective 8.2.7 as follows:

Submission Ensure-Medium density development efficiently utilises existing infrastructure and minimises

impacts adverse effects on infrastructure and roading networks.

Point Number 512.3 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

289-8.2.7Objective 7 > 292-8.2.7.3

Position: Oppose

Summary of Submission

Amend policy 8.2.7.3 as follows:

Access and parking is located and designed to optimise efficiency and safety and minimise

impacts adverse effects to on-street parking

Point Number

512.4

Provision:

255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend rule 8.4.11.2 as follows:

- Bullet Point 1 The extent to which the location, external appearance, site layout and design of buildings and fences addresses the site context and conditions. and contributes positively to residential character and amenity.
- Bullet Point 2 The extent to which the development positively addresses the street environment.
- Bullet Point 6 The extent to which building mass is broken down and articulated in order to reduce <u>visual</u> impacts on neighbouring properties and the public realm.
- Bullet Point 7 The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.

Point Number

512.5

Provision:

255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 373-

8.5.1

Position:

Oppose

Summary of Submission

Amend Rule 8.5.1 as follows:

Non-compliance status: NC-RD

Where a proposal exceeds this height. discretion is restricted to all of the following:

- The extent to which variation in the building form, including the use of projections and recessed building elements, varied roof form, and variety of materials and colour, mitigates the effects of the additional height.
- Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building.
- The extent to which topography or landscape mitigates any visual impacts.
- The extent to which the additional height of the building influences its overall visual dominance. Exemption: The proposed change to activity status shall not apply to the area of the MDR zone adjoining the Wanaka Town Centre Transition Overlay contained within Brownston, Helwick, Chalmers and Upton Streets.

Point Number

512.6

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-

8.5.4

Position: Oppose Summary of Amend Rule 8.5.4 as follows: Submission Non-compliance status: D-RD Where a proposal exceeds this coverage. discretion is restricted to all of the following: - The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form and varied materials and textures reduces the potential dominance of the building - The extent to which topography or landscaping mitigates any dominance impacts **Point Number** 512.7 Provision: 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5 Position: Oppose Summary of Amend Rule 8.5.5 as follows: Submission Non-compliance status: NC RD Where a proposal exceeds the density rule, discretion is restricted to the following: - The extent to which the development promotes medium density housing. - The extent to which any adverse effects on local infrastructure and the ability to provide adequate vehicle parking and outdoor living space on the site are mitigated - The extent to which topography or landscaping mitigates any density impacts **Provision: Point Number** 512.8 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 Position: Oppose Summary of Amend Rule 8.5.6 as follows: Submission Non-compliance status: NC-RD Where a proposal exceeds this recession plane, discretion is restricted to the following: - The extent to which the recession plane protection has adverse effects on the amenity of neighbouring properties. - The extent to which topography or landscape mitigates any visual dominance of buildings. **Point Number** Provision: 512.9 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7 Position: Oppose Summary of Amend Rule 8.5.7 as follows: Submission

Non-compliance status: NC RD

Where a proposal exceeds this landscaped permeable surface. discretion is restricted to the following:

- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

Point Number 512.10 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 391-

8.5.8

Position: Oppose

Summary of Submission

Amend Rule 8.5.8 as follows:

Non-compliance status: D-RD

Where a proposal exceeds this minimum boundary setback. discretion is restricted to the following:

- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.

- Any adverse effects of the proximity of the building to adjoining sites and streets. in terms of visual dominance, or loss of privacy or sunlight.

- The extent to which topography or landscape mitigates any reduced setback area.

Point Number 512.11 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 395-

8.5.10

Position: Oppose

Summary of Submission

Amend Rule 8.5.10 as follows:

Non-compliance status: D-RD

Where a proposal breeches the window sill height, discretion is restricted to the following:

- The extent to which building elevations and materials. orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential

properties.

Submitter Number: 514 **Submitter:** Duncan Fea

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 514.2 Provision: 255-8 Medium Density Residential

Position: Support

Summary of Submission Retain Chapter 8 in its entirety

Submitter Number: 521 **Submitter:** Estate A P M Hodge

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 521.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission

Retain Chapter 8 in its entirety.

Submitter Number: 524 Submitter: Ministry of Education

Contact Name: Julie McMinn Email: julie.mcminn@opus.co.nz

Address: Private Bag 1913, Dunedin, New Zealand, 9054

Point Number 524.20 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Support

Summary of Submission Relief Sought:

"Community activities and facilities are anticipated given the need for such activities within

residential areas and the high degree of accessibility of the zone."

Point Number	524.21	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8	
Position:	Support			
Summary of Submission	Retain			
Point Number	524.22	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8 > 296-8.2.8.1	
Position:	Support			
Summary of Submission	Retain			
Point Number	524.23	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 297-8.2.8.2	
Position:	Support			
Summary of Submission	retain			
Point Number	524.24	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8 > 298-8.2.8.3	
Position:	Support			
Summary of Submission	Retain			
Point Number	524.25	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9	
Position:	Oppose			
Summary of Submission	Relief sought:			
	Change the activity	status of community activities and	d facilities.	
	A change to Permitted activity status is sought			

Point Number 524.26 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 369-

8.4.27

Position: Support

Summary of **Submission**

Retain

Include the term Community Facilities as if this term is retained then it should occur alongside

the term Community Activities.

Submitter Number: 536 Submitter: Wanaka Trust

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 536.1 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

264-8.2.2 Objective 2 > 267-8.2.2.3

Position: Oppose

Summary of

Amend policy 8.2.2.3 as follows:

Submission Street frontages shall not be dominated by Mitigate adverse effects of garaging, parking and

accessways on Street frontages.

Point Number 536.2 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

289-8.2.7Objective 7

Position: Oppose

Summary of

Position:

Amend objective 8.2.7 as follows:

Oppose

Submission Ensure-Medium density development efficiently utilises existing infrastructure and minimises

impacts adverse effects on infrastructure and roading networks.

Point Number 536.3 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

289-8.2.7Objective 7 > 292-8.2.7.3

Summary of Submission

Amend policy 8.2.7.3 as follows:

Access and parking is located and designed to optimise efficiency and safety and minimise

impacts adverse effects to on-street parking

Point Number

536.4

Provision:

255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-

8.4.11 > 349-8.4.11.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend rule 8.4.11.2 as follows:

- Bullet Point 1 The extent to which the location, external appearance, site layout and design of buildings and fences addresses the site context and conditions. and contributes positively to residential character and amenity.
- Bullet Point 2 The extent to which the development positively addresses the street environment.
- Bullet Point 6 The extent to which building mass is broken down and articulated in order to reduce <u>visual</u> impacts on neighbouring properties and the public realm.
- Bullet Point 7 The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.

Point Number

536.5

Provision:

255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 373-

8.5.1

Position:

Oppose

Summary of Submission

Amend Rule 8.5.1 as follows:

Non-compliance status: NC-RD

Where a proposal exceeds this height. discretion is restricted to all of the following:

- The extent to which variation in the building form, including the use of projections and recessed building elements, varied roof form, and variety of materials and colour, mitigates the effects of the additional height.
- Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building.
- The extent to which topography or landscape mitigates any visual impacts.
- The extent to which the additional height of the building influences its overall visual dominance. Exemption: The proposed change to activity status shall not apply to the area of the MDR zone adjoining the Wanaka Town Centre Transition Overlay contained within Brownston, Helwick, Chalmers and Upton Streets.

Point Number

536.6

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-

8.5.4

Position: Oppose

Summary of Submission Amend Rule 8.5.4 as follows:

Add: Except for land contained in, or formerly contained in Lot 3 DP 25998 and Section 2 Blk XLII

of Wanaka where the maximum building coverage shall be 50%.

Non-compliance status: D-RD

Where a proposal exceeds this coverage. discretion is restricted to all of the following:

- Whether the scale of development is appropriate for the context taking into account the extent

of any effects on the balance of open space and

building

- The extent to which topography or landscape mitigates any visual dominance impacts

Point Number 536.7 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 383-

8.5.5

Position: Oppose

Summary of Submission

Amend Rule 8.5.5 as follows:

Non-compliance status: NC RD

Where a proposal exceeds the density rule, discretion is restricted to the following:

- The extent to which the development promotes medium density housing.

- The extent to which any adverse effects on local infrastructure and the ability to provide

adequate vehicle parking and outdoor living space on the

site are mitigated

- The extent to which topography or landscaping mitigates any density impacts

Point Number 536.8 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 384-

8.5.6

Position: Oppose

Summary of Submission

Amend Rule 8.5.6 as follows:

Non-compliance status: NC-RD

Where a proposal exceeds this recession plane, discretion is restricted to the following:

- The extent to which the recession plane protection has adverse effects on the amenity of

neighbouring properties.

- The extent to which topography or landscape mitigates any visual dominance of buildings.

Point Number 536.9 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 390-

8.5.7

Position: Oppose

Summary of Submission Amend Rule 8.5.7 as follows:

Non-compliance status: NC-RD

Where a proposal exceeds this landscaped permeable surface. discretion is restricted to the followina:

- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

Point Number Provision: 536.10 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 391-

8.5.8

Position: Oppose

Summary of Submission

Amend Rule 8.5.8 as follows:

Non-compliance status: D-RD

Where a proposal exceeds this minimum boundary setback, discretion is restricted to the following:

- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.
- Any adverse effects of the proximity of the building to adjoining sites and streets. in terms of visual dominance. or loss of privacy or sunlight.
- The extent to which topography or landscape mitigates any reduced setback area.

Point Number Provision: 536.11 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 395-

8.5.10

Position: Oppose

Summary of **Submission**

Amend Rule 8.5.10 as follows:

Non-compliance status: D-RD

Where a proposal breeches the window sill height, discretion is restricted to the following: - The extent to which building elevations and materials. orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential

properties.

Submitter Number: 569 Submitter: Russell Heckler

hecklerdenise@hotmail.com **Contact Name:** Email:

Address: 3 Jenkins Place, Arrowtown, New Zealand, 9302

Point Number	569.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	That there will not be Medium Density within the present Arrowtown Boundary		

Submitter Number: 571 Submitter: Totally Tourism Limited

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 571.13 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 335-

8.4.1

Position: Oppose

Summary of Opposes the Non-Complying Activity status for VA within the proposed Medium Density **Submission**

Residential Zones in both Queenstown and Wanaka.

Point Number Provision: 571.14 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Submission

Objective 8.21 and Policy 8.2.1.1 are contradictory to the Rules, which provide for anything other

than registered home stays or holiday homes let for up to 180 nights per year to be a Non-

Complying Activity.

Point Number Provision: 571.15 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 299-8.2.9 Objective 9

Position: Other - Please clearly indicate your position in your submission below

Summary of Oppose Objective 8.2.9, and policies 8.2.9.1, 8.2.9.2, and 8.2.9.3, which support and inform

Rules 8.4.1, 8.4.22, and 8.4.23

Point Number 571.19 **Provision:** 255-8 Medium Density Residential Position: Not Stated

Summary of Any further or consequential or alternative amendments necessary to give effect to this **Submission**

submission.

Submitter Number: 578 Submitter: Keith Milne

Contact Name: Email: kashmilne@gmail.com

Address: 79 Essex Avenue, Arrowtown, New Zealand, 9302

Point Number 578.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of **Submission**

Reject medium density zone in Arrowtown. Keep the urban growth boundary where it is at present. Retain the existing rules for recession planes and boundary setbacks. Make infill development a notify-able activity. to consider each case taking neighbours concerns into

account.

Submitter Number: 586 Submitter: J D Familton and Sons Trust

Contact Name: Herb Familton Email: herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

Point Number 586.9 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Support

Summary of **Submission**

Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10

Point Number Provision: 255-8 Medium Density Residential 586.10

> 257-8.2 Objectives and Policies

Position: Support

Summary of Submission	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5				
Point Number	586.11	Provision:	255-8 Medium Density Residentia > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3		
Position:	Oppose				
Summary of Submission	Delete Policy 8.2.2.3				
Point Number	586.12	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 344- 8.4.10 > 346-8.4.10.2		
Position:	Support				
Summary of Submission	Retain Activity rule 8.4.10.2				
Point Number	586.13	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 347- 8.4.11 > 349-8.4.11.2		
Position:	Support				
Summary of Submission	Retain Activity rule 8.4.11.2				
Point Number	586.14	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 365-8.4.23		
Position:	Oppose				
Summary of Submission	Delete in full Activity Rule 8.4.23				
Point Number	586.15	Provision:	255-8 Medium Density Residentia > 372-8.5 Rules - Standards > 382-8.5.4		
Position:	Support				
	Retain Building Coverage 8.5.4				

Point Number 586.16 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5 Position: Support Summary of Retain Density Rule 8.5.5 **Submission Point Number Provision:** 586.17 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 Position: Support Summary of Retain Recession Plan rules 8.5.6.1-8.5.6.5 **Submission Point Number Provision:** 255-8 Medium Density Residential 586.18 > 372-8.5 Rules - Standards > 390-8.5.7 Position: Support Summary of Retain Landscape Permeable Surface Rule 8.5.7 **Submission Point Number** 586.19 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 Position: Support Summary of Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2 **Submission Point Number** 586.20 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9 Position: Support Summary of Retain Continuous Building Length Rule 8.5.9 **Submission Point Number Provision:** 586.21 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10 Position: Support

 Summary of Submission
 Retain Window Sill Heights Rule 8.5.10

 Point Number
 586.22
 Provision:
 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications

 Position:
 Support

 Summary of Submission
 Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2

Submitter Number: 591 **Submitter:** Varina Propriety Limited

Contact Name: | lan Greaves | Email: | ian@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 591.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

The Wanaka Town Centre Transition Overlay Zone is deleted and replaced with the Wanaka Town Centre Zone.

Should some or all of the Wanaka Town Centre Transition Overlay be approved, the Submitters seek the following particular outcomes and otherwise reserve their position: The objectives, policies and rules of the Medium Density Residential Zone are modified to allow non-residential built forms within the Wanaka Town Centre Transition Overlay more enabling built form bulk and

location controls.

Point Number 591.5 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Objective 8.2.2 and Objective 8.2.5 and their associated policies are modified so the specified urban design outcomes apply only to multiunit residential or visitor accommodation

developments rather than all development.

Objective 8.2.9 and associated policies and the relevant rule framework are modified to allow for

a wider group of visitor accommodation activities.

Amend the objectives, policies and rules to provide for and enable visitor accommodation activities in the Visitor Accommodation Sub-Zones.

Point Number 591.6 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

384-8.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Sloping sites (as defined by the PDP) are excluded from the recession plane requirements

specified in Rule 8.5.6.

Submitter Number: 597 **Submitter:** John Duncan Lindsay

Contact Name: Email: jdlf2b@gmail.com

Address: 2 B Centennial Avenue, Arrowtown, New Zealand, 9302

Point Number 597.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Reject the medium density zone at Arrowtown.

Maintain the height restrictions on buildings to the present level.

Submitter Number: 599 **Submitter:** and others

Contact Name: Peter Fleming Email:

Address: PO Box 498, Queenstown, New Zealand, 9348

Point Number 599.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Abandon the medium density zone in Park Street area. **Submission**

Submitter Number: 602 Submitter: N & B Teat Family Trust

Contact Name: N & B Teat Email: nbteat@xtra.co.nz

Address: PO Box 320, Wanaka, New Zealand, 9305

Point Number 602.1 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities

Position: Support

Summary of Submission

Supports the proposal of the Wanaka Town Centre Transition Area.

Submitter Number: 604 Submitter: Jackie Gillies & Associates

Contact Name: Jackie Gillies Email: jackie@jackiegillies.co.nz

Address: PO Box 213, New Zealand, 9348

Point Number 604.1 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Not Stated

Summary of Submission NZ Green Star 6 star is no better than compliance under the NZ Building Code and therefore does not encourage better quality building and improved thermal efficiency. A NZ Green Star 8 star rating would be more appropriate and would achieve the intended improvements of thermal

efficiency.

Point Number 604.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

395-8.5.10

Position: Not Stated

Summary of Submission

The definition is ambiguous. Change the wording to ".... heights ABOVE GROUND FLOOR

....."

Submitter Number: 618 **Submitter:** Heather Guise

Contact Name: Email: heather@guise.co.nz

Address: 19 Thomson Street, Arrowtown, New Zealand, 9302

Point Number 618.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Opposes Medium Density Residential in Arrowtown.

Submitter Number: 620 Submitter: Ballantyne Investments Ltd

Contact Name: Robin Patterson Email: robin.patterson@ppgroup.co.nz

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 620.1 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Oppose

Summary of Submission

Change to Proposed Rule 8.8.5 Requiring land zoned Medium Density to be developed to a

density of 25 to the hectare

Submitter Number: 628 Submitter: reception@jea.co.nz

Contact Name: Neville Mahon Email: reception@jea.co.nz

Address: PO Box 95, New Zealand, 9348

Point Number 628.1 **Provision:** 255-8 Medium Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of Rezone the "Medium Density zoned land outlined in red in the submission to "High Density Submission Residential". the land is generally bounded by Park Street and Brisbane Street.

Submitter Number: 646 Submitter: G W (Bill) Crooks

Contact Name: Email: bill@arrowauto.co.nz

Address: 19 B Devon Street, Arrowtown, New Zealand, 9302

Point Number 646.1 Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Revisit the boundary changes around Arrowtown and delete the proposed changes to rezone **Submission**

land in Arrowtown for Medium Density.

Submitter Number: Submitter: 648 Gillian Kay Crooks

Contact Name: Email: billandgill@vodafone.co.nz

Address: 19 B Devon Street, Arrowtown, New Zealand, 9302

Point Number 648.2 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Oppose Medium Density Zoning in Arrowtown. Already large areas of land zoned for residential

Submission use in the Wakatipu area.

Point Number 648.3 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

373-8.5.1

Position: Oppose

Summary of Oppose increase in height limits for Arrowtown only due to concerns with loss of direct sunlight, **Submission**

privacy and views.

Point Number Provision: 648.4 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

384-8.5.6

Position: Oppose

Summary of **Submission**

Oppose increase in height recession plane for Arrowtown only due to concerns with loss of direct

sunlight, privacy and views.

Submitter Number: Submitter: 649 Southern District Health Board

Contact Name: Janine Kruger Email: janine.kruger@southerndhb.govt.nz

Address: PO Box 2180, Queenstown, New Zealand, 9349

Point Number Provision: 649.1 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Support

Summary of Submission

This proposal should facilitate the development of affordable and appropriate

housing/accommodation opportunities for seasonal and lower-paid workers who currently have difficulty finding suitable accommodation in Queenstown and Wanaka. Public Health South has had concerns about overcrowding in worker accommodation and the potential risks this may have on health, especially the transmission of infectious diseases. Greater access to suitable

accommodation should help to address this risk.

The submitter requires that this provision is allowed.

Point Number 649.2 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies >

280-8.2.5 Objective 5

Position: Support

Summary of Submission

Community design affects patterns of living that in turn influence health. Research shows that easy access to a safe place to exercise promotes fitness. Access to walking/cycling paths are positively associated with physical activity behaviours and proximity to places for physical activity

within the neighbourhood promotes activity.

The submitter requests that the provisions are allowed.		

Submitter Number: 651 Submitter: David & Vivki Caesar

Contact Name: Email: halecaesar@xtra.co.nz

Address: 7 Charters Lane, Arrowtown, New Zealand, 9302

Point Number 651.4 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

383-8.5.5

Position: Oppose

Summary of Submission

Minimum Medium Density section sizes should be increased to 350m2 in Arrowtown

Point Number 651.5 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

391-8.5.8

Position: Oppose

Summary of Submission

Boundary Setbacks should be increased from 1.5 metres to 2.5 metres

Submitter Number: 652 Submitter: Adventure Consultants Limited

Contact Name: Scott Edgar Email: scott@southernland.co.nz

Address: PO Box 713, Wanaka, New Zealand, 9343

Point Number 652.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is re-zoned and that the Wanaka Town Centre Transition Overlay (Map 21)is applied as proposed along with all

relevant provisions as set out in the Proposed District Plan.

Submitter Number: 655 **Submitter:** Bridesdale Farm Developments

Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 655.6 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of The inclusion of transport standards for the Medium Density

Submission Residential Zone

Submitter Number: 657 **Submitter:** Lorraine Cooper

Contact Name: Email:

Address: 8 Park Street, Quenestown, New Zealand, 9300

Point Number 657.1 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

391-8.5.8

Position: Oppose

Summary of Submission

Retain the current road boundary setback of 4.5 metres.

Submitter Number: 668 Submitter: Philip Thoreau **Contact Name:** Email: philip@thoreau.co.nz Address: 1 Tenby Street, Wanaka, New Zealand, 9305 **Point Number** 668.1 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5 Position: Other - Please clearly indicate your position in your submission below Reconsideration of provisions under 8.5.5, in particular in the light of the fact that the area or Summary of Submission proposed to be zoned as medium density is essentially almost exclusively a residential zone. **Point Number** 668.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1 Position: Other - Please clearly indicate your position in your submission below Summary of Greater explanation and justification sought **Submission Point Number** 668.3 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4 Position: Other - Please clearly indicate your position in your submission below Summary of Reconsideration of Policy 8.2.7.4 Submission **Point Number** 668.4 Provision: 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 Position: Oppose Summary of Reduce recession plane angle **Submission Point Number** 668.5 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards >

384-8.5.6 > 385-8.5.6.1

Position: Oppose Summary of Reduce recession plane angle **Submission Point Number** Provision: 668.6 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2 Position: Oppose Summary of Reduce recession plane angle **Submission Point Number** Provision: 668.7 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 387-8.5.6.3 Position: Oppose Summary of Reduce recession plane angle **Submission Point Number Provision:** 668.8 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5 Position: Oppose Summary of It is submitted that 8.5.6 requires significant rework, a reduction of the highly aggressive **Submission** Recession planes and reconsideration of 8.5.6.5 to more appropriate, or a significant reduction in the area of the zone where such an exemption could apply, taking specifically into account the amenities value of the residential users and visitors in the area in accordance with the proposed objectives. **Point Number** 668.9 Provision: 255-8 Medium Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of The Medium Density Residential Zone proposal is supported by the submitters, except where **Submission** indicated in the foregoing, where through reasons of either the proposed boundaries of the zone, through the provisions relating to density 8.5.5, recession planes 8.5.6 and in relation to parking 8.2.7.3 and 8.2.7.4, conflict with the objectives of the zone purpose of 8.1, and will adversely impact on the primary role of the zone to provide housing supply whilst ensuring reasonable amenity protection and protecting the privacy and amenity of guests and residential users. **Point Number** 668.10 **Provision:** 255-8 Medium Density Residential

Position: Oppose Summary of It is submitted that it is preferred to have more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka **Submission** scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions. **Point Number** 668.11 **Provision:** 255-8 Medium Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of It is submitted that the proposed area for the zone; which is essentially a part of the traditional Submission and historical Wanaka town precinct requires sensitive care in its development so as to preserve actual character of the precinct which gives Wanaka its identity.

Submitter Number: 676 Submitter: Philip & Jocelyn Sanford **Contact Name:** Email: plsanford@tracks.co.nz Address: 46 Park Street, Queenstown, New Zealand, 9300 **Point Number** 676.1 **Provision:** 255-8 Medium Density Residential Position: Oppose We want the QLDC to reconsider Discretionary Activities and return to a democratic process Summary of **Submission** whereby affected persons e.g., neighbours can have some say. See our attached submission.

Contact Name: Takeshi Ito Email: takeshi.ito@millenniumhotels.com

Address: PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140

Submitter:

Millennium & Copthorne Hotels

Point Number679.1Provision:255-8 Medium Density Residential

Position: Oppose

Submitter Number:

679

Summary of Submission

We seek either a High Density Residential zoning on the land with a 12 metre height limit. or. some other zoning which provides for hotels at the height of the current development.

Submitter Number: 682 **Submitter:** Joan Allison Garvan & Myles

Cameron White as Trustees for DL & JA Garvan Family Trusts

Contact Name: MJ de Buyzer Email: mdebuyzer@berryco.co.nz

Address: PO Box 10, Oamaru, New Zealand, 9444

Point Number 682.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Support the creation of the new Medium Density Residential Zone with the proposed rules as set

Submission out in the draft District Plan.

Submitter Number: 686 Submitter: Garth Makowski

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 686.2 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Secondary Relief – Amend provisions to allow for an increase in density within the Medium

Submission Density Zone

Submitter Number: 699 **Submitter:** Reddy Group Limited

Contact Name: Nick Grala Email: n.grala@harrisongrierson.com

Address: PO Box 5760, Wellesley Street, Auckland, New Zealand, 1141

Point Number 699.6 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Not Stated

Summary of Submission The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will playa key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by appropriate utility adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is possible in the Low Density Residential Zone, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys.

Development will be required to adhere to achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2006. A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.

The zone may also support visitor accommodation where this is best located within a residential environment and does not adversely impact on the supply of permanent (long term) rental accommodation. visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residential uses.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.

Point Number

699.7

Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1

Position: Not Stated

Summary of Submission

Medium density development will be realised occurs close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive

to housing demand pressures.

Point Number Provision: 699.8 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-

8.2.1.1

Position: Not Stated

Summary of **Submission**

The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land Provide opportunities for medium density housing and visitor accommodation close to town centres, local shopping zones, activity centres

and public transport routes. that is appropriate for medium density housing or visitor

accommodation uses

Point Number 699.9 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 260-

8.2.1.2

Position: Not Stated

Summary of **Submission**

Enable Mmedium density development is anticipated up to two storeys in of varying

building typologies forms including terrace, semi-detached, duplex, townhouse and small lot

detached housing.

Point Number 699.10 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 261-

8.2.1.3

Position: Not Stated

Summary of **Submission**

Enable mMore than two storeys may be possible on some sloping sites where the development

is able to comply with all other standards (including recession planes, setbacks, density and

building coverage).

Point Number 699.11 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1 > 262-

8.2.1.4

Position: Not Stated Summary of The zone provides Provide for compact development forms that provide a diverse housing **Submission** supply and contain the outward spread of residential growth areas. **Point Number** 699.12 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 263-8.2.1.5 Position: Not Stated Summary of Higher density development is incentivised to help support development feasibility, reduce the **Submission** prevalence of land banking, and ensure greater responsiveness of housing supply to demand. **Point Number** 699.13 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 Position: Not Stated Summary of Development provides a positive contribution to the environment through quality urban design **Submission** solutions which complement and enhances local character, heritage and identity. Residential areas are attractive, healthy and safe environments with functional and quality development that positively responds to the site, neighbourhood and the wider context and which are in keeping with or complement the planned built character of the place **Point Number** 699.14 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 265-8.2.2.1 Position: Not Stated Manage development to ensure that bBuildings shall address streets and provide direct Summary of **Submission** connection between front doors and the street, with limited presentation of unarticulated blank walls or facades to the street. **Point Number Provision:** 699.15 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 266-8.2.2.2 Position: Not Stated Summary of Require development to provide some form of visual connection with the street (such as through

Submission

the inclusion of windows, outdoor living areas, low profile fencing or landscaping) \text{\$W\$where} street activation (by the methods outlined by Policy 8.2.2.1) is not practical due to considerations er constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).

Point Number

699.16

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3

Position:

Not Stated

Summary of **Submission**

Avoid Street frontages shall not be being dominated by garaging, parking and accessways.

Point Number

699.17

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 268-

8.2.2.4

Position:

Not Stated

Summary of **Submission**

Encourage developments to reduce dominance effects The mass of buildings shall be broken down through variation in facades and materials, roof form, building separation and recessions or other techniques to reduce dominance on streets, parks, and neighbouring properties

Point Number

699.18

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 269-8.2.2.5

Position:

Not Stated

Summary of Submission

Landscaped areas shall be well designed and integrated into the design of developments, to provide providing high amenity spaces for outdoor living spaces recreation and enjoyment, and to soften the visual impact of development from the street, with particular regard to the street frontage of developments

Point Number

699.19

Provision:

255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-

8.2.2.6

Position:

Not Stated

Summary of Submission

Require Dedevelopment must take account of to have regard to any design guide or urban design

strategy applicable to the area.

Point Number 699.20 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 271-8.2.2.7 Position: Not Stated Summary of Encourage The amenity and/or environmental values of natural site features (such as **Submission** topography, geology, vegetation, waterways and creeks) are taken into account by to be incorporated into site layout and design, and integrated as assets to the development (where appropriate) **Point Number** 699.21 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 Position: Support Retain as notified. Summary of **Submission Point Number** 699.22 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1 Position: Support Summary of Retain as notified. Submission **Point Number Provision:** 699.23 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 274-8.2.3.2 Position: Support Retain as notified. Summary of Submission **Point Number Provision:** 699.24 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 275-8.2.3.3 Position: Support

Retain as notified.

Summary of

Submission **Point Number** 699.25 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 Position: Not Stated Summary of Provide reasonable protection of amenity values, within the context of an increasingly intensified Submission suburban zone where character is changing and higher density housing is sought Development provides high-quality on-site living environments for residents and achieves a reasonable standard of residential amenity for adjoining sites. **Point Number** 699.26 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 277-8.2.4.1 Position: Support Summary of Apply recession plane, building height, yard setback, site coverage, and window sill height **Submission** controls as the primary means of ensuring reasonable protection of neighbours' access to sunlight, privacy and amenity values. **Point Number** 699.27 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 278-8.2.4.2 Position: Not Stated Summary of Ensure buildings are designed and located to respond positively to site context through methods Submission to maximise solar gain and limit energy costs. **Point Number** 699.28 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 279-8.2.4.3 Position: Not Stated Summary of Where compliance with design controls is not practical due to site characteristics, development Submission shall be designed to maintain solar gain to adjoining properties.

Point Number 699.29 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 Position: Support Retain as notified. Summary of **Submission Point Number Provision:** 699.30 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-8.2.5.1 Position: Support Retain as notified. Summary of **Submission Point Number** Provision: 699.31 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2 Position: Support Summary of Retain as notified. **Submission Point Number** 699.32 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3 Position: Support Summary of Retain as notified. **Submission Point Number** 699.33 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 284-8.2.5.4 Position: Support Summary of Retain as notified. **Submission Point Number** 699.34 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7Objective 7

Position: Not Stated

Summary of **Submission**

Ensure medium density development efficiently utilises existing infrastructure and minimises

impacts on infrastructure and roading networks.

Medium density development is adequately serviced by network infrastructure

Point Number 699.35 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 290-

8.2.7.1

Position: Not Stated

Summary of **Submission**

Medium density development is provided close to town centres and local shopping zones to

reduce private vehicle movements and maximise walking, cycling and public transport

patronage.

Point Number 699.36 Provision: 255-8 Medium Density Residential

> > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-

8.2.7.2

Position: Not Stated

Summary of Submission

Require Mmedium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the

capacity of to be adequately serviced by existing or planned infrastructure networks.

Point Number 699.37 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-

8.2.7.3

Position: Not Stated

Summary of Submission

Access and parking is located and designed to optimise efficiency and safety and minimise

impacts to on street parking

Point Number 699.38 **Provision:** 255-8 Medium Density Residential

> > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-

8.2.7.4

Position: Not Stated

Summary of Submission	A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 400 m of either a bus stop or the edge of a town centre zone.			
Point Number	699.39	Provision:	255-8 Medium Density Residentia > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 294- 8.2.7.5	
Position:	Not Stated			
Summary of Submission	Encourage Llow impact approaches to storm water management, including on-site treatment an storage / dispersal approaches are enabled to limit demands on public infrastructure networks.			
Point Number	699.40	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 344- 8.4.10 > 346-8.4.10.2	
Position:	Support			
Summary of Submission	Retain as notified.			
Point Number	699.41	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 347- 8.4.11 > 349-8.4.11.2	
Position:	Support			
Summary of Submission	Rule: Retain as notified			
Point Number	699.42	Provision:	255-8 Medium Density Residentia > 334-8.4 Rules - Activities > 347- 8.4.11 > 349-8.4.11.2	
Position:	Not Stated			
Summary of Submission	Matters of restricted disc	cretion:		
	Discretion is restricted to	all of the following:		
	· The location, external appearance, site layout and design of buildin		sign of buildings and fences	
	· The extent to which the	e development positively addre	sses relationship to the street	
	 The extent to which the design advances housing diversity and promotes sustainabith through construction methods, design or function. 		ersity and promotes sustainability either	

· In Arrowtown, the extent to which the development responds positively to Arrowtown's

character, utilising consistency with the Arrowtown Design Guidelines 2006 as a guide

- · For land fronting State Highway 6 between Hansen Road and the Shotover River, <u>traffic and landscaping provision of a Traffic Impact Assessment</u>, <u>Landscaping Plan and Maintenance Program</u>, and extent of compliance with Rule 8.5.3
- The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm
- · <u>Design of Pparking and access</u>: safety, efficiency and impacts to on-street parking and neighbours
- Design of landscaping The extent to which landscaped areas are well integrated into the design
 of the development and contribute meaningfully to visual amenity and streetscape, including the
 use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity
- · <u>natural hazards</u> Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number

699.43

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

373-8.5.1 > 375-8.5.1.2

Position:

Not Stated

Summary of Submission Retain as notified.

Point Number

699.44

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

382-8.5.4

Position:

Not Stated

Summary of Submission Retain as notified.

Point Number

699.45

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

383-8.5.5

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission The maximum site density shall be one residential unit or dwelling per 250m2 net site area. However, this rule shall not apply where the development can achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar[™] Tool.

Notwithstanding the above, the exceptions applying to developments achieving certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool shall

cease to apply at a date being five years after the date the Medium Density Residential Zone is made operative. **Point Number Provision:** 699.46 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 Position: Not Stated Summary of Retain as notified **Submission Point Number Provision:** 255-8 Medium Density Residential 699.47 > 372-8.5 Rules - Standards > 390-8.5.7 Position: Not Stated Retain as notified Summary of **Submission Point Number Provision:** 699.48 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 Position: Not Stated Summary of Retain as notified **Submission Point Number Provision:** 699.49 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9 Position: Not Stated Summary of Continuous Building Length: **Submission** The continuous length of any building facade above one storey shall not exceed 46 24m. **Point Number Provision:** 255-8 Medium Density Residential 699.50 > 372-8.5 Rules - Standards > 394-8.5.9 Position: Not Stated

Summary of Submission

Matters of restricted discretion

Where a proposal exceeds this length, discretion is restricted to all of the following:

- building dominance
- building form and appearance
- The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building
- · The extent to which topography or landscaping mitigates any dominance impacts
- The extent to which the height of the building influences the dominance of the building in association with the continuous building length

Point Number

699.51

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

395-8.5.10

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 1.5m 4m of the site boundary.

Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.

Point Number

699.52

Provision:

255-8 Medium Density Residential > 372-8.5 Rules - Standards >

396-8.5.11

Position:

Not Stated

Summary of Submission

Retain as notified.

Submitter Number: 717 Submitter: The Jandel Trust

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 717.1 Provision: 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use

zone or Industrial zone as shown on the map attached to this submission.

Point Number 717.3 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Not Stated

Summary of Submission Amend as follows:

The Medium Density Residential Zone has the purpose to provide land for primarily residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre or are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads, and do not impact on the primary role of the zone to provide housing supply...

Point Number 717.4 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-

8.2.1.1

Position: Not Stated

Summary of Submission Amend as follows:

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, workers accommodation or visitor accommodation uses.

Point Number 717.5 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1

Position: Not Stated

Summary of Submission

Add new policy:

8.2.1.6 Encourage and provide for workers accommodation to be established higher densities

and support workers accommodation as an ancillary land use to help offset potential adverse effects from non-residential activity.

Point Number 717.6 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-

8.2.2.6

Position: Oppose

Summary of Submission Delete policy 8.2.2.6

Point Number 717.7 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 276-8.2.4 Objective 4

Position: Not Stated

Summary of Submission Add new policy:

8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and

nearby Industrial and Commercial Zones.

Point Number 717.8 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-

8.2.10.3

Position: Not Stated

Summary of Submission Amend as follows:

8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the

residential environment, with the exception of any existing lawfully established uses.

Point Number 717.9 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-

8.2.11.6

Position: Not Stated

Summary of Submission

Amend as follows:

8.2.11.6 A safe and legible walking and cycle environment is provided that:

• links to the external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct and convenient routes

• is of a form and layout that encourages walking and cycling

• provides a safe and convenient waiting area adjacent to the State Highway, which provides shelter from weather

• provides a direct and legible network.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA)

to determine compliance with this policy. **Point Number** 717.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 Position: Not Stated Summary of Amend as follows: Submission 8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential mixed use environment which some is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced. **Point Number** 717.11 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 Position: Support Summary of Retain Objective 8.2.13 **Submission Point Number** 717.12 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1 Position: Not Stated Summary of Amend as follows: **Submission** 8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway or 100m from non residential activities shall be designed to meet internal sound levels of AS/ NZ 2107:2000. **Point Number** 717.13 Provision: 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 339-8.4.5 Position: Oppose Summary of Alter activity status to discretionary for bulk material storage over 200m2 in area. Below this area **Submission** is permitted if not directly visible from outside of the site.

Point Number 717.14 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position: Oppose Amend as follows: Summary of Submission 8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, or existing access locations. b. There is no new vehicular access to the State Highway Network. **Point Number** 717.15 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2 Position: Oppose Summary of Delete Rule 8.5.3.2 **Submission Point Number** 717.16 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1 Position: Support Summary of Retain Rule 8.5.8.1 – Minimum Boundary Setback **Submission Point Number** 717.17 Provision: 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10 Position: Oppose Summary of Delete Rule 8.5.10 – Window Sill Heights **Submission Point Number** 717.23 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: Position: Not Stated Summary of Amend as follows: Submission 8.2.10 Objective - Provide for limited-smallscale commercial activities where such activities: • contribute to a diverse residential environment; · maintain residential character and amenity; and • do not compromise the primary purpose of the zone for residential use.

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.40 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-

8.2.5.1

Position: Support

Summary of Submission Retain Policy 8.2.5.1 as proposed

Point Number 719.41 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 289-8.2.7Objective 7

Position: Support

Summary of Submission

Retain 8.2.7 Objective as proposed

Point Number 719.42 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-

8.2.7.2

Position: Not Stated

Summary of Submission Amend 8.2.7.2 as follows:

...trail/trail networks, and is designed in a manner consistent with the capacity to ensure that it

does not adversely affect the safety, efficiency and functionality of infrastructure networks.

Point Number 719.43 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 292-

203-0.2.7 Objective 7 2 23

8.2.7.3

Position: Not Stated

Summary of Submission Amend Policy 8.2.7.3 to read as follows:

Access and parking is located and designed to optimise maintain the efficiency and safety of the

transport network and minimise impacts to on-street parking.

Point Number 719.44 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2 Position: Not Stated Summary of Amend 8.2.9.2 to read as follows: **Submission** Visitor accommodation shall be designed in a manner to-limit-mitigate the adverse effects-on residential areas associated with noise, vehicle access and parking on transport networks and residential areas **Point Number** Provision: 719.45 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 302-8.2.9.3 Position: Support Summary of Retain Policy 8.2.9.3 as proposed **Submission Point Number** 719.46 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 Position: Support Summary of If this area of land is to be re-zoned Medium Density Residential then this policy should be **Submission** retained as proposed. **Point Number Provision:** 719.47 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2 Position: Support Summary of Retain Policy 8.2.11.2 as proposed. **Submission Point Number** Provision: 719.48 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-8.2.11.4 Position: Support Summary of Retain Policy 8.2.11.4 and the advice notes as proposed **Submission**

Point Number 719.49 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 315-8.2.11.5. Position: Support Summary of Retain Policy 8.2.11.5 as proposed **Submission Point Number** 719.50 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6 Position: Support Summary of Retain Policy 8.2.11.6 as proposed. Submission **Point Number** 719.51 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 Position: Support Summary of Retain 8.2.13 Objective as proposed **Submission Point Number** Provision: 719.52 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1 Position: Support Summary of Retain Policy 8.2.13.1 as proposed Submission **Point Number** 719.53 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2Position: Other - Please clearly indicate your position in your submission below Summary of Support and Amend **Submission** Retain Policy 8.4.11.2 with the following amendment to the 7th bullet point: Parking and access: safety, and efficiency of the roading network, and impacts to on-street

	parking and neighbour	S		
Point Number	719.54	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23	
Position:	Not Stated			
Summary of Submission	Amend			
	Amend Rule 8.4.23 as	follows:		
	 Parking and access: parking and neighbour 		g network, and impacts to on-street	
Point Number	719.55	Provision:	255-8 Medium Density Residential	
			> 334-8.4 Rules - Activities > 368- 8.4.26	
Position:	Oppose			
Summary of Submission	Change the activity sta	atus of Rule 8.4.26 to Non-complyin	ng	
Point Number	719.56	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 370-8.4.28	
Position:	Oppose			
Summary of Submission	Delete Rule 8.4.28			
Point Number	719.57	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 376-8.5.2	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission				
	8.5.2.1 For buildings located within 80m of \underline{a} State Highway 6 between (between Hansen Road and the Shotover River)			
	Any new residential buildings, or buildings containing activities sensitive to road noise, and located within 80 metres of the seal edge of a State Highway 6 between Lake Hayes and Frankton shall be designed, constructed and maintained to meet ensure that the internal relevels do not exceed 35dB LAeq (1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.			

Point Number 719.58 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

378-8.5.3

Position: Support

Summary of Submission Retain Rules - Standard 8.5.3

Point Number 719.59 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position: Not Stated

Summary of Amend Rules - Standard 8.5.3.1a as follows:

Submission a Ensures connections to the State highway network are only via Hansen Road, the Eastern

Access Road Roundabout, and/or Ferry Hill Drive

Point Number 719.60 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position: Not Stated

Summary of

Submission

Add another traffic impact assessment matter to Rules - Standard 8.5.3.2 as follows:

g Integration with pedestrian and cycling networks, particularly the cross SH6 connections.

Point Number 719.61 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position: Not Stated

Summary of Amend Rules - Standard 8.S.3.2c as follows:

Submission c. An access network design via Hansen Road, the Eastern Access Road Roundabout, and/or

Ferry Hill Drive, and the avoidance of any new access to the State highway network

Point Number 719.62 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

391-8.5.8 > 392-8.5.8.1

Position: Not Stated

Summary of Amend Rules - Standard 8.5.8.1 as follows:

Submission 8.5.8.1 Road boundary setback: 3m, except for state highway boundaries which shall be 4. Sm.

Point Number 719.63 **Provision:** 255-8 Medium Density Residential

> 405-8.6 Rules - Non-Notification

of Applications > 406-8.6.1

Position: Oppose

Summary of Submission

Amend Rule 8.6.1 to read as follows:

Applications for Controlled activities shall not require the written consent of other persons and

shall not he notified or limited- notified.~ except for

8.6. 1. 1 visitor accommodation adiacent to the State highway where the road controlling

authority shall he deemed an affected party.

Submitter Number: 727 Submitter: Belfast Corporation Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 727.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Not Stated

Summary of Submission Amend provisions to allow for an increase in density within the Medium Density Zone

Submitter Number: 729 Submitter: Infinity Investment Group Limited

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 729.1 **Provision:** 255-8 Medium Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated

Submission

and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

Submitter Number: 731 Submitter: Mulwood Investments Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 731.2 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Not Stated

Summary of Submission

Amend provisions to allow for an increase in density within the Medium Density Zone

Submitter Number: 737 Submitter: Sneaky Curlew Pty Ltd

Contact Name: Duncan White Email: duncan.white@ppgroup.co.nz

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 737.1 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town

Centre zone.

Point Number 737.2 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission

Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dungarvon Streets.

Submitter Number: 751 **Submitter:** Hansen Family Partnership

Contact Name: Chris Ferguson Email: Chris.Ferguson@boffamiskell.co.nz

Address: PO Box 110, Christchurch, New Zealand, 8140

Point Number 751.8 **Provision:** 255-8 Medium Density Residential

Position: Support

Summary of Submission

Retain the provisions

Submitter Number: 752 Submitter: Michael Farrier

Contact Name: Email: mike.farrier@xtra.co.nz

Address: 31 Bedford Street, Arrowtown, New Zealand, 9302

Point Number 752.4 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission The proposed Medium Density Zone is removed from the Plan on the basis of the character of Arrowtown, infrastructural requirements, amenity value and current atmospheric respirable

particulate concentrations.

Submitter Number: 773 Submitter: John & Jill Blennerhassett

Contact Name: Email: johnblenn@gmail.com Address: PO Box 195, Wanaka, New Zealand, 9343 **Point Number** 773.10 Provision: 255-8 Medium Density Residential Position: Support Summary of We welcome this new zone designation becoming part of the Plan. **Submission** While encouraging higher densities, including provision for terrace housing within this zone, thought needs to be given to provision of open space to balance the increased density of people. **Point Number** 773.12 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 Position: Support Summary of Pembroke Park, as open space, will only become more valuable to the community as time goes **Submission** on. We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'. We agree that design for prevention of crime and vandalism should be promoted (eg. how splendidly the Pembroke Park skateboard/cycle development has been used and respected by young people of wide age range, for whom it was designed and constructed ... well done all who have been involved!). **Point Number** 773.14 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2 Position: Support Summary of Pembroke Park, as open space, will only become more valuable to the community as time goes **Submission** on (what foresight from our founders and ECNZ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'. **Point Number** 773.15 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3 Position: Support Summary of Pembroke Park, as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ?). We therefore applaud incentives to design **Submission**

(for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies

to expedite active trans	port and to enhance	'walkability'.

Submitter Number: 775 **Submitter:** H R & D A Familton

Contact Name: Herb R Familton Email: herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

Point Number 775.9 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Support

Summary of Submission

Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10

Point Number 775.10 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

Position: Support

Summary of Submission

Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5

Point Number 775.11 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-

8.2.2.3

Position: Oppose

Summary of Submission

Delete Policy 8.2.2.3

Point Number 775.12 Provision: 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 344-

8.4.10 > 346-8.4.10.2

Position: Support

Summary of Submission

Retain Activity rule 8.4.10.2

Point Number 775.13 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2 Position: Support Summary of Retain Activity rule 8.4.11.2 **Submission Point Number Provision:** 775.14 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23 Position: Oppose Summary of Delete in full Activity Rule 8.4.23 **Submission Point Number Provision:** 775.15 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4 Position: Support Summary of Retain Building Coverage 8.5.4 Submission **Point Number Provision:** 775.16 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5 **Position:** Support Summary of Retain Density Rule 8.5.5 Submission **Provision: Point Number** 775.17 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 Position: Support Summary of Retain Recession Plan rules 8.5.6.1-8.5.6.5 **Submission Point Number** Provision: 775.18 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

Position:	Support		
Summary of Submission	Retain Landscape Pe	rmeable Surface Rule 8.5.7	
Point Number	775.19	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Support		
Summary of Submission	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
Point Number	775.20	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
Position:	Support		
Summary of Submission	Retain Continuous Building Length Rule 8.5.9		
Point Number	775.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Support		
Summary of Submission	Retain Window Sill Heights Rule 8.5.10		
Point Number	775.22	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2		

 Submitter Number:
 792
 Submitter:
 Patricia Swale

Contact Name: Email:

495 Flor Road East, 6RD, Invercargill, New Zealand, 9876		
792.1	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Oppose		
Oppose rezoning from for further detail.	Low Density Residential to Mediun	n Density Residential. See submission
792.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 263-8.2.1.5
Other - Please clearly i	indicate your position in your submi	ission below
Seeks clarification		
Land banking statemer area.	nt - where is this happening told by	y a district planner not happening in this
792.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Oppose		
Dominated garaging - where will this be?		
792.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 268-8.2.2.4
Oppose		
With extra buildings need to provide for garaging and parking onsite with extra land coverage.		
792.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 292-8.2.7.3
Oppose		
	792.1 Oppose Oppose rezoning from for further detail. 792.2 Other - Please clearly is Seeks clarification Land banking statement area. 792.3 Oppose Dominated garaging - vice of the property of the propert	792.1 Provision: Oppose Oppose rezoning from Low Density Residential to Mediur for further detail. 792.2 Provision: Other - Please clearly indicate your position in your subm Seeks clarification Land banking statement - where is this happening told by area. 792.3 Provision: Oppose Dominated garaging - where will this be? 792.4 Provision: Oppose With extra buildings need to provide for garaging and part

Summary of Submission	Amend this statement to say how this will happen.		
Point Number	792.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 293-8.2.7.4
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	792.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	792.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 300-8.2.9.1
Position:	Oppose		
Summary of Submission	A management plan shall the content.	be provided by whom? Doesi	n't say - when making rules need to know
Point Number	792.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2
Position:	Oppose		
Summary of Submission	In this rule should be men	ntion of number of parks on sit	e required.
Point Number	792.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Oppose		
Summary of Submission	Object strongly to any typ	e of commercial activities in th	nis area.

Point Number 792.11 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12 Position: Support Summary of Agree with Wanaka Town Centre Overlay as shown on map. Providing commercial activities do **Submission** not extend plan marked areas. **Point Number** Provision: 255-8 Medium Density Residential 792.12 > 334-8.4 Rules - Activities > 340-8.4.6 Position: Oppose Summary of Opposes the provision. **Submission Point Number** 792.13 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 305-8.2.10.2 Position: Oppose Summary of Confusing statement conflicting numbers per site (8.4.11.2) **Submission Point Number** 792.14 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2 Position: Oppose Summary of Confusing statement conflicting numbers per site (8.4.10.2) **Submission Point Number** 792.15 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2 Position: Oppose Summary of No licensed premises should be allowed in this residential area. Submission **Point Number** 792.16 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 371-

			8.4.29
Position:	Oppose		
Summary of Submission	Oppose if this statement in residential area.		
Point Number	792.17	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17
Position:	Oppose		
Summary of Submission	Oppose if this statement in residen	tial area.	
Point Number	792.18	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
Position:	Oppose		
Summary of Submission	Wanaka height 7m - should be final height. See submission for further detail.		
Point Number	792.19	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Oppose		
Summary of Submission	Building coverage - 45%. See submission for further detail.		
Point Number	792.20	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Submitter seeks clarification.		
Point Number	792.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Oppose		

Summary of Opposes restriction on window size and restriction of 1.5m **Submission Point Number** 792.22 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1 Position: Oppose Summary of Oppose strongly. **Submission Point Number** 792.23 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 Position: Oppose Summary of Affected people should by notified. **Submission**

Submitter Number: 798 **Submitter:** Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.31 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-

8.2.7.2

Position: Oppose

Summary of Submission

ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.

Submitter Number: 803 Submitter: H R Familton **Contact Name:** herb@familton.com Email: Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051 **Point Number** 803.9 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies Position: Support Summary of Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10 **Submission Point Number** 803.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies Position: Support Summary of Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5 **Submission Point Number** 803.11 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3 Position: Oppose Summary of Delete Policy 8.2.2.3 Submission **Point Number** 803.12 Provision: 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2Position: Support Summary of Retain Activity rule 8.4.10.2 **Submission Point Number** 803.13 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2Position: Support Summary of Retain Activity rule 8.4.11.2

Submission			
Point Number	803.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
Position:	Oppose		
Summary of Submission	Delete in full Activity R	ule 8.4.23	
Point Number	803.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Support		
Summary of Submission	Retain Building Covera	age 8.5.4	
Point Number	803.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Support		
Summary of Submission	Retain Density Rule 8.	5.5	
Point Number	803.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Support		
Summary of Submission	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		
Point Number	803.18	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7
Position:	Support		
Summary of Submission	Retain Landscape Permeable Surface Rule 8.5.7		

Point Number 803.19 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 Position: Support Summary of Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2 **Submission Point Number** Provision: 803.20 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9 Position: Support Summary of Retain Continuous Building Length Rule 8.5.9 **Submission Point Number** 803.21 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10 Position: Support Summary of Retain Window Sill Heights Rule 8.5.10 **Submission Point Number Provision:** 255-8 Medium Density Residential 803.22 > 405-8.6 Rules - Non-Notification of Applications Position: Support

Summary of Submission

Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2

Submitter Number: 805 **Submitter:** Transpower New Zealand Limited

Contact Name: Aileen Craw Email: aileen.craw@beca.com

Address: PO Box 5005, Dunedin, New Zealand, 9058

Point Number 805.48 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 280-8.2.5 Objective 5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Amend to:

Ensure medium density development efficiently utilises existing infrastructure and <u>does not</u> <u>adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid</u>

and roading networks.

Point Number 805.49 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-

8.2.7.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments. Amend to:

Medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure networks and in a manner that will not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant

infrastructure. .

Point Number 805.50 Provision: 255-8 Medium Density Residential

> 325-8.3 Other Provisions and Rules > 326-8.3.1 District Wide

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Add the following clause:

Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and

Utilities for any use, development or subdivision located near the National Grid.

All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as

Operative District Plan (ODP).

Submitter Number: 810 Submitter: Te Runanga o Moeraki, Kati

Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui

Runanga collectively

Manawhenua

Contact Name: Tim Vial Email: tim@ktkoltd.co.nz

Address: PO Box 446, Dunedin, New Zealand, 9054

Point Number 810.32 Provision: 255-8 Medium Density Residential

> 372-8.5 Rules - Standards >

402-8.5.13

Position: Not Stated

Summary of Submission **Setback of buildings from water bodies:** Add a further matter of discretion:

Manawhenua values.

Submitter Number: 814 Submitter: Julie P Johnston

Contact Name: Email: Julie Johnston

Address: 6 Alexander Place, Arrowtown, New Zealand, 9302

Point Number 814.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Oppose the proposed Medium Density "urban infill" for Arrowtown but supports extending town

boundaries to allow for extra dwellings.

Submitter Number: 821 Submitter: Janice Kinealy

Contact Name: Email: janandmick.k@xtra.co.nz

Address: New Zealand, 9300

Point Number 821.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of- Object to density change, specifically for Brisbane Street- from high density to medium density. **Submission**

- Size of buildings and recession planes are too large for the area.

Submitter Number: 824 Submitter: Barbara Derrett

Contact Name: Email: jadegreen15@gmail.com

Address: Caernarvon Street, Arrowtown, New Zealand, 0

Point Number 824.1 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission

Reference to Arrowtown

I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation.

I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.

Submitter Number: 842 Submitter: Scott Crawford

Contact Name: Email: reception@jea.co.nz

Address: New Zealand, 9300

Point Number 842.5 **Provision:** 255-8 Medium Density Residential

> 372-8.5 Rules - Standards

Position: Not Stated

Summary of Submission

Submitter requests the inclusion of transport standards for the Medium Density Residential Zone.

Submitter Number: 847 Submitter: FII Holdings Limited

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 8349

Point Number 847.1 **Provision:** 255-8 Medium Density Residential

> 256-8.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend -8.1 as follows:

The Medium Density Residential Zone has the purpose to provide land for <u>primarily</u> residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre <u>or are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads</u>, and do not impact on the primary role of the zone to provide housing supply...

Point Number 847.2 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-

8.2.1.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend as follows:

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, workers accommodation or visitor accommodation uses.

Point Number 847.3 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 258-8.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Insert new policy:

8.2.1.6 Encourage and provide for workers accommodation to be established higher densities and support workers accommodation as an ancillary land use to help offset potential adverse

effects from non-residential activity.

Point Number 847.4 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-

8.2.2.6

Position: Oppose Summary of Delete Policy 8.2.2.6 **Submission Point Number** Provision: 847.5 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 Position: Other - Please clearly indicate your position in your submission below Summary of Insert new policy: **Submission** 8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and nearby Industrial and Commercial Zones. **Point Number** Provision: 847.6 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: Position: Other - Please clearly indicate your position in your submission below Summary of Amend as follows: **Submission** 8.2.10 Objective - Provide for limited-small-scale commercial activities where such activities: • contribute to a diverse residential environment; • maintain residential character and amenity; and • do not compromise the primary purpose of the zone for residential use. **Point Number** 847.7 Provision: 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-8.2.10.3 Position: Other - Please clearly indicate your position in your submission below Summary of Amend as follows: **Submission** 8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment, with the exception of any existing lawfully established uses.

Point Number 847.8 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 310-8.2.11 Objective 11

Position:

Other - Please clearly indicate your position in your submission below

Amend as follows:

Submission

8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential mixed use environment which some is

Point Number 847.9 Provision: 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-

8.2.11.6

Position: Other - Please clearly indicate your position in your submission below

Highway network, and is appropriately serviced.

Summary of Submission

Delete note from 8.2.11.6

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA)

sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State

to determine compliance with this policy.

Point Number 847.10 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies

> 322-8.2.13 Objective 13

Position: Support

Summary of Submission

Retain Objective 8.2.13

Point Number 847.11 **Provision:** 255-8 Medium Density Residential

> 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-

8.2.13.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend as follows:

8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway or 100m from non-residential activities

shall be designed to meet internal sound levels of AS/ NZ 2107:2000.

Point Number 847.12 **Provision:** 255-8 Medium Density Residential

> 334-8.4 Rules - Activities > 339-

8.4.5

Position: Oppose

Summary of Submission Amend as follows:

Alter activity status to discretionary for bulk material storage over 200m2 in area. Below this

	area is permitted if not	not directly visible from outside of the site.		
Point Number	847.13	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1	
Position:	Oppose			
Summary of Submission	Amend as follows:			
	8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Access Roundabout, and/or Ferry Hill Drive, or existing access locations. b. There is no new vehicular access to the State Highway Network.			
Point Number	847.14	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2	
Position:	Oppose			
Summary of Submission	Delete rule 8.5.3.2			
Point Number	847.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1	
Position:	Support			
Summary of Submission	Retain Rule 8.5.8.1 – Minimum Boundary Setback			
Point Number	847.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards >	
			395-8.5.10	
Position:	Oppose			
Summary of Submission	Delete Rule 8.5.10 – Window Sill Heights			
Point Number	847.22	Provision:	255-8 Medium Density Residential	
Position:	Oppose			
Summary of	Amend the zone as sought in the submission. The submitter seeks the rezoning of the site (145			

Submission Frankton - Ladies Mile Highway) and wider area to Business Mixed Use zone or Industrial zone; or amending the Medium Density Residential zone provisions.

Submitter Number: 853 Submitter: Nicola Richards

Contact Name: Email: nhrichards@hotmail.com

Address: 8 Devon Street, Arrowtown, New Zealand, 9302

Point Number Provision: 853.1 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Do not adopt proposed Medium Density Zone in Arrowtown

Chapter 9 - High Density Residential

Submitter Number: 7 Submitter: Sue Knowles

Contact Name: suefelsknowles@hotmail.com Email:

Address: 11 York Street, Queenstown, New Zealand, 9300

Point Number 7.1 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of That all properties within the High Density Residential Zone having access off the York Street **Submission**

right of way (including numbers 11, 9, 3 and 1) be rezoned to Low Density Residential.

Provision: **Point Number** 7.2 26-9 High Density Residential

Position: Oppose

Summary of Opposes the chapter generally **Submission**

Point Number 7.3 **Provision:** 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications

Position: Oppose

Summary of That Clause 9.6.3. and 9.6.3.1 are deleted and replaced with provisions to require that all **Submission**

building heights on sloping land above 7 metres are publically notified.

Submitter Number: 9 Submitter: Terry Drayron

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number 9.5 Provision: 26-9 High Density Residential

Position: Oppose Summary of Submission

To not increase the height of buildings on flat land in Wanaka above 2 stories but nominate an area in 3 Parks where this is permissable

Submitter Number: 19 Submitter: Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.14 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission

Opposes the chapter generally

Submitter Number: 20 Submitter: Aaron Cowie

Contact Name: Email: aaron leamington@hotmail.com

Address: New Zealand, 0000

Point Number 20.2 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Submitter requests consideration to:

- significantly higher property heights, especially towards the centre of Queenstown. Would like to see houses of 4-5 stories as the norm, with hotel complexes even higher.
- · increased density
- inclusion of PassivHaus standards

Submitter Number: 22 Submitter: Raymond Walsh

Contact Name: Email: alywalsh30@gmail.com

Address: P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305

22.10 **Point Number Provision:** 26-9 High Density Residential

Position: Support

Summary of **Submission**

Supports the chapter provisions generally

Submitter Number: 64 Submitter: Trustees - Panorama Trust

Contact Name: Gordon & Alison Sproule Email: sproule@xtra.co.nz

Address: 50 Oriel Avenue, Tawa, Wellington, New Zealand, 5028

Provision: **Point Number** 64.1 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Oppose

Summary of **Submission**

Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road

and the outcomes of a previous case in the environment court (ENV-2007-CHC-191).

Requests the 7m height limit be enforced for the Pounamu Hotel site at 94-130 Frankton Road.

Requests that full notification is required if the 7m height is exceeded.

Requests that the council acknowledge that the submitter is an affected party and have the right

to object to any plans submitted to council on this site that exceeds 7m in height.

Point Number 64.2 **Provision:** 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications > 124-9.6.3

Position: Oppose

Does not support the Restricted Discretionary height limit for sloping sites without public Summary of Submission

notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road

and the outcomes of a previous case in the environment court (ENV-2007-CHC-191).

Requests that full notification is required if the 7m height is exceeded.

Requests that the council acknowledge that the submitter is an affected party and have the right.

Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.

Submitter Number: 68 Submitter: Nigel Sadlier

Contact Name: Email: n.a.sadlier@gmail.com

Address: 50 Kings Avenue, Matua, Tauranga, New Zealand, 3110

Point Number 68.2 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1

Position: Oppose

Summary of Submission Rule – Standard 9.5.1.1 and the associated note should be amended so that the definition of a "Flat Site" applies to land in its original state, meaning land that has not been subject to any prior earthworks and/or development. Any consequential amendments that stem from the amendment set out above.

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Point Number 68.3 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1 > 93-9.5.1.1

Position: Oppose

Summary of Submission

Rule – Standard 9.5.1.1 and the associated note should be amended so that any proposal to construct buildings to a maximum height of 12 metres (3 storeys) or 15 metres (4 storeys) in Queenstown is a Discretionary Activity and subject to full notification processes. Any

consequential amendments that stem from the amendment set out above.

Point Number 68.4 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards

Position: Oppose

Summary of Submission Opposes proposed Rule – Standard 9.5.2 and associated notes as a building height of 10 metres on sloping sites is excessive. Requests Rule – Standard 9.5.2 and the associated note should be deleted. Any consequential amendments that stem from the amendment set out above.

Point Number 68.5 **Provision:** 26-9 High Density Residential >

91-9.5 Rules - Standards > 96-

9.5.3

Position: Oppose

Summary of Rule – Standard 9.5.3 should be amended so that the maximum building height is retained at 7 metres. Any consequential amendments that stem from the amendment set out above.

Submitter Number: 76 **Submitter:** Angela Waghorn

Contact Name: Email: awaghorn20@gmail.com

Address: 9D York Street, Queenstown, 9300

Point Number 76.1 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission 1. That York Street properties numbered 1 – 11 be included in the Low Density zone designation.

2. High density zoning be designated to properties south west side of Hallenstein Street.

Submitter Number: 77 Submitter: Angela Waghorn

Contact Name: Email: awaghorn20@gmail.com

Address: 9D York Street, Queenstown, 9300

Point Number 77.1 Provision: 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications

Position: Oppose

Summary of Submission

Clause 9.6.2 and 9.6.2.1 be amended to read notification be required.

Clause 9.6.3 and 9.6.3.1 be amended to read notification be required.

Submitter Number: 86 Submitter: Jeff Aldridge

Contact Name: Email: jefftv@queenstown.co.nz

Address: 34 Quarry Place, Lake Hayes Estate, Queenstown, 9304

Point Number 86.6 **Provision:** 26-9 High Density Residential >

27-9.1 Zone Purpose

Position: Support

Summary of Suggests that Gorge road should be looked at under this high density zone as a worker

Submission accomodation area.

Submitter Number: 102 Submitter: PR Queenstown Ltd

Contact Name: Pete Ritchie Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 102.4 **Provision:** 26-9 High Density Residential

Position: Support

Summary of That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned **Submission**

High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose..

Submitter Number: 103 Submitter: Neki Patel

Contact Name: Pete Ritchie Email: pete@kerrritchie.com

Address: 38A Gorge Road, Queenstown, New Zealand, 9300 **Point Number** 103.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 104 Submitter: Hamish Munro

Contact Name: Email: Hamish.Munro@ipsos.com

Address: PO Box 1894, Queenstown, New Zealand, 9300

Point Number 104.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 107 Submitter: Barry Sarginson

Contact Name: Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 107.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of That the subject lar Submission High Density Resid

That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned

High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 108 Submitter: Clyde Macintrye

Contact Name: Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 108.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 110 Submitter: Alan Cutler

Contact Name: Email: a.g.cutler@gmail.com

Address: 48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305

Point Number 110.12 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports the Policies and Objectives supporting and facilitating higher levels of residential living

and commercial activities in the central area around Wanaka CBD.

Considers there is potential for the area between Lakeside Rd and Lismore Streets to enable 'boutique' retail, and develop into a tourist boulevard including café's, fashion, arts and crafts,

ice-cream parlours, chocolate /sweet shops etc.

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.10 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Questions meaning of rule, please expand. Questions if it is it about restricting high density

Submission below the specified datums.

Submitter Number: 150 Submitter: Mount Crystal Limited

Contact Name: Tony Ray Email: tray@mactodd.co.nz

Address: PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

Point Number 150.4 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Support

Summary of Submission

Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'

Submitter Number: 159 Submitter: Karen Boulay

Contact Name: Email: karenb2711@gmail.com

Address: 5 Huff Street, Queenstown, New Zealand, 9300

Point Number 159.5 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1

Position:	Oppose		
Summary of Submission	Oppose greater height in the HDR Zone.		
Point Number	159.6	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Oppose		
Summary of Submission	Oppose greater height in the HDR Zone.		
Point Number	159.7	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Ensure the aftermath of the weekend mess is tidied up in timely fashion		
Point Number	159.10	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 > 36-9.2.2.5
Position:	Oppose		
Summary of Submission	There should be more protection of trees; not less.		
Point Number	159.11	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 106-9.5.7
Position:	Not Stated		
Summary of Submission	There should be more protection of trees; not less.		
Point Number	159.12 Oppose	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
Position: Summary of Submission	Oppose There should be more protection of trees; not less.		

Point Number 159.13 **Provision:** 26-9 High Density Residential Position: Oppose Summary of Need more provision to provide adequate car parking **Submission Point Number** 159.14 Provision: 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of **Applications** Position: Oppose Summary of Submitter believes they should be notified of any building which wants to go higher or any Submission commercial activity outside the established zones. **Point Number Provision:** 26-9 High Density Residential > 159.20 62-9.4 Rules - Activities > 68-9.4.6 Position: Oppose Commercial uses in residential areas, wherever they are should be avoided unless it is a dairy or Summary of **Submission** something useful for the residents. **Point Number** 159.21 Provision: 26-9 High Density Residential > 62-9.4 Rules - Activities > 69-9.4.7 Position: Oppose Summary of Commercial uses in residential areas should be avoided unless it is something useful for the **Submission** residents. **Point Number Provision:** 159.22 26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5 Position: Oppose Summary of Commercial uses in residential areas, wherever they are, should be avoided unless it is a dairy **Submission** or something useful for the residents.

Submitter:

Aurum Survey Consultants

Submitter Number:

166

Contact Name:	Bruce McLeod	Email:	bruce@ascl.co.nz	
Address:	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371			
Point Number	166.14	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 65-9.4.3	
Position:	Oppose			
Summary of Submission	Delete Rules 9.4.3 and 9.4.4 and consider controlled activity for more than one unit on all sites where the site density requirements are met.			
Point Number	166.15	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Remove ground slope definition from coverage rule			
Point Number	166.16	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2 > 122-9.6.2.1	
Position:	Oppose			
Summary of Submission	Review rule 9.6.2.1. Questions application if a large multi dwelling development is not notified, but if you only do a couple of dwellings then it can be notified.			
Point Number	166.27	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 100-9.5.5	
Position:	Other - Please clearly inc	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clarify meaning of rule 9	.5.5		
Point Number	166.28	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9	
Position:	Support			
Summary of Submission	add an eave exception to	o rule 9.5.9		

Submitter Number: 173 Submitter: Gordon Girvan

Contact Name: Email: gordyg@xtra.co.nz

Address: 48 Warren Street, Wanaka, New Zealand, 9305

Point Number 173.2 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission

That the council leave the zoning in Wanaka as it is at present.

Consider impacts on infrastructure.

Submitter Number: 182 Submitter: Millenium & Copthorne Hotels

New Zealand Limited

Contact Name: Takeshi Ito Email: takeshi.ito@milleniumhotels.com

Address: PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140

Point Number 182.1 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Retention of the proposed High Density Residential Zoning, or

Some other zoning which provides for hotels at the height of the current development i.e., a

visitor accommodation zone, and

A definition of visitor accommodation / hotels which provide fro all the activities likely to be associated with a hotel visitor accommodation ie conference facilities, restaurants, bars, gyms,

guest retail, etc.

Submitter Number: 184 Submitter: Bevan & Aderianne Campbell

Contact Name: Email: stay@campbellsonearnslaw.co.nz

Address: 9 Earnslaw Terrace, Queenstown, New Zealand, 9300

Point Number 184.1 Provision: 25-9 High Density Residential >

25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 >

25.6.3.1-9.6.3.1

Position: Oppose

Summary of Submission Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under

rule 9.5.2).

Requests council acknowledge that the submitter is an affected party and be notified of any

proposal on the 'Pounamu Hotel Site' 94-130 Frankton Road that exceeds 7 metres.

Requests ability for full public notification to be made for resource consent applications that

exceed 7 metres.

Point Number 184.2 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Oppose

Summary of Submission Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests Council enforce the 7m height restriction on the 'Pounamu Hotel Site' 94-

130 Frankton Road.

Submitter Number: 187 Submitter: Nicholas Kiddle

Contact Name: Email: nikkiddle@yahoo.com

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 187.7 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Raise High Density Residential Zone height standards on sloping sites to 14 metres

Point Number

187.15

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Raise High Density Residential Zone height standards on sloping sites to 20 metres.

Submitter Number: Submitter: Diane Dever 193 dever.dever@xtra.co.nz **Contact Name:** Email: Address: 17 York Street, Queenstown, New Zealand, 9300 **Point Number** 193.1 Provision: 26-9 High Density Residential > 27-9.1 Zone Purpose Position: Oppose Summary of Requests that all properties serviced by the right of way located off York Street, Queenstown **Submission** (serving properties 1 to 17) be rezoned to Low Density Residential. **Point Number** 193.2 **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3 Position: Oppose

Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for

Submitter Number:208Submitter:Pounamu Body Corporate

sloping sections must be notified.

Summary of

Submission

Committee

Contact Name: Rebecca Wolt Email: rebecca.wolt@laneneave.co.nz

Address: PO Box 701, Queenstown, New Zealand, 9384

Point Number 208.2 Provision: 26-9 High Density Residential >

27-9.1 Zone Purpose

Position: Oppose

Summary of **Submission**

Amend 9.1 as follows:

"The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas. In Queenstown, buildings greater than two storeys up to 7 or 8 metres in height (depending on whether the site is flat or sloping) are anticipated. Buildings that breach these height limits are appropriate only where neighbourhood amenity, access to sunlight and light, and view shafts can be protected and adverse effects on nearby properties can be avoided, remedied or mitigated, and are subject to high design quality and environmental performance... Development controls will provide some degree of appropriate protection for existing amenity values. However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban. Small scale commercial activity will be enabled, either to support larger residential and visitor accommodation developments, or to provide low impact local services..."

Point Number 208.3 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

31-9.2.2 Objective 2

Position: Oppose

Summary of Submission

Amend as follows:

"Objective 9.2.2 – High-density housing development and visitor accommodation will occur in urban areas close to town centres and other appropriately zoned areas, to provide greater

housing diversity and respond to strong projected growth in visitor numbers".

Point Number Provision: 208.4 26-9 High Density Residential >

28-9.2 Objectives and Policies > 29-9.2.1 Objective 1 > 30-9.2.1.1

Position: Oppose

Summary of **Submission**

Amend as follows:

Policies 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed -greater than two storeys to 7 or 8 metres in Queenstown (depending on whether a site is flat or sloping) and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres. A consent process is available to breach these height limits where the merits of an application and effects on nearby properties can be appropriately

considered.

Point Number 208.5 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 > 38-9.2.2.7 Position:

Oppose

Summary of Submission Amend as follows:

9.2.2.7 Incentivise greater building height where development is designed to achieve a high environmental performance and only where effects on nearby properties can be avoided, remedied or mitigated.

Point Number

208.6

Provision:

26-9 High Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

The Body Corporate is concerned by proposed changes to the High Density Residential Zone, particularly in so far as they relate to the former site for the Hilton Hotel Complex on land to the rear of and immediately adjoining the Pounamu Apartments, legally described as Lot 5 DP 351561, Certificate of Title reference 211090 (Lot 5).

There is currently an easement in place that runs through the centre of Lot 5 (refer attached plan) which is used for access purposes between the Apartments. The future development of Lot 5 will need to take account of and provide for this easement.

The Body Corporate is concerned that if the High Density Residential Zone is confirmed as notified, the close relationship of Lot 5 and the Pounamu Apartments may not be appropriately recognised and provided for, and the amenity of the Apartments may be significantly affected.

the Body Corporate is particularly concerned by the following proposed changes to the High Density Residential Zone:

- (a) the watering down of the focus in the objectives and policies on protection of amenity values;
- (b) increased building height;
- (c) relaxed site coverage controls;
- (d) changes to recession plane requirements;
- (e) reduced front and side boundary setbacks;
- (f) no outdoor living requirements;
- (g) removal of specific urban design considerations, assessment criteria and the urban design review process; and
- (h) the Floor Area Ratio requirement.

The Body Corporate considers that the history of Lot 5 and its relationship to the Pounamu Apartments, should be recognised and provided for in the Proposed Plan, as should the existing character of the Apartments and the amenity enjoyed by the Apartment's residents. To this extent, the Body Corporate considers that the new zoning should encourage visitor accommodation development on Lot 5 that integrates with and recognises the historical relationship between development on the Pounamu Apartments' site and Lot 5.

Point Number

208.7

Provision:

26-9 High Density Residential > 28-9.2 Objectives and Policies >

39-9.2.3 Objective 3

Position:

Oppose

Summary of Submission Amend as follows:

9.2.3 Objective – A reasonable degree of p Protection of amenity values is an important consideration will be provided, particularly in areas which are becoming within the context of an increasingly intensified and urban zone where character is changing.

Point Number 208.8 **Provision:** 26-9 High Density Residential >

28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 40-9.2.3.1

Position: Oppose

Summary of

Amend as follows:

Submission Policy 9.2.3.1 Developments controls such as Apply recession planes, building height, floor area

ratio, yard setback and site coverage controls are as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and

light access, and privacy of nearby properties is appropriately protected.

Point Number 208.9 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2

Position: Oppose

Summary of Submission Amend as follows:

mission Policy 9.2.3.2 Ensure that where development standards are breached, impacts on the amenity

values of neighbouring nearby properties, including on their outlook, sunlight and light access and privacy, and on public views (especially towards lakes and mountains), are no more than

minor relative to a complying development scenario.

Point Number 208.10 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

39-9.2.3 Objective 3

Position: Oppose

Summary of

Amend by adding the following policy:

Submission Ensure a balance between building activity and open space on sites to provide for on and off-site

amenity, outdoor living and planting.

Point Number 208.11 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 63-9.4.1

Position: Support

Summary of Submission Retain Rule 9.4.1

Point Number 208.12 **Provision:** 26-9 High Density Residential >

62-9.4 Rules - Activities > 66-9.4.4

Position: Oppose

Summary of Amend as follows: Submission "Dwelling, Resider

"Dwelling, Residential Unit, Residential Flat comprising four (4) or more per site

Discretion is restricted to all the following:

• The location, scale, external appearance and design of buildings and impacts on nearby

properties particularly on sunshine and light access, outlook and privacy

• The extent to which the development positively addresses the street and has had regard to the

character of the surrounding area

- The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring nearby properties and the public realm
- Parking and access arrangements: safety and efficiency
- The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and <u>nearby properties</u>
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated1.
- The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].

And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan

Point Number 208.13 **Provision:** 26-9 High Density Residential >

62-9.4 Rules - Activities > 71-9.4.9

Position: Oppose

Summary of Submission

Amend as follows:

Visitor Accommodation involving the commercial letting of one (1) residential unit or dwelling per site for more than 90 nights in any calendar year.

Control is reserved to all of the following:

- The location, nature and scale of activities on site
- Impacts on nearby properties
- Parking and access: safety, efficiency and impacts on on-street parking and neighbours
- Noise and methods of mitigation (through design and management controls)
- Hours of operation
- · Accommodation format and numbers of guests
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated1.
- The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].

And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan

Point Number 208.14 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 72-

9.4.10

Position: Oppose

Summary of Submission

Amend as follows:

Visitor accommodation (not otherwise identified) Discretion is restricted to all the following:

- The location, <u>scale</u>, external appearance and design of buildings <u>and impacts on nearby properties particularly on sunshine and light access, outlook and privacy</u>
- The extent to which the development positively addresses the street <u>and has had regard to the character of the surrounding area</u>
- The extent to which landscaped areas are well integrated into the design of the development

and contribute meaningfully to the amenity of the development and nearby properties

- The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring nearby properties and the public realm.
- Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity of nearby properties and on-street parking.
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably

qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the

proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number

208.15

Provision:

26-9 High Density Residential >

91-9.5 Rules - Standards

Position:

Oppose

Summary of Submission

Delete rules 9.5.1, 9.5.2 and 9.5.3 and reinsert the Operative Plan height rules for High Density Zones which require non-complying resource consent to exceed a flat site height limit of 8

metres and sloping site height limit of 7 metres.

Point Number

208.16

Provision:

26-9 High Density Residential >

91-9.5 Rules - Standards > 97-

9.5.4 > 98-9.5.4.1

Position:

Oppose

Summary of

Amend as follows:

Submission 9.5.4.1 Flat Sites a maximum of 65% 70% site coverage

Point Number

208.17

Provision:

26-9 High Density Residential >

91-9.5 Rules - Standards > 100-

9.5.5

Position:

Oppose

Summary of Submission Delete Rule 9.5.5

Point Number

208.18

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 101-

9.5.6

Position:

Oppose

Summary of Submission Delete Rules 9.5.6.1, 9.5.6.2 and 9.5.6.3 and Reinstate the Operative Plan provisions for recession planes for High Density Zones which require recession lines inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level for flat sites and which apply to all buildings. With respect to sloping sites, ensure that the same recession line applies to sloping sites as it does to flat sites (therefore, apply the recession lines to all buildings on sloping sites, not just accessory buildings).

Point Number

208.19

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 106-

9.5.7

Position:

Support

Summary of Submission Retain Rule 9.5.7

Point Number

208.20

Provision:

26-9 High Density Residential >

91-9.5 Rules - Standards > 107-

9.5.8

Position:

Oppose

Summary of Submission

Amend as follows:

Continuous Building Length

No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break. The aggregate continuous length of any building facade above one storey, including breaks, shall not exceed 30m.

Where a proposal exceeds this length, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:

- The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building
- The extent to which topography or landscaping mitigates any dominance impacts
- The extent to which the height of the building influences the dominance of the building in association with the continuous building length.
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number

208.21

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 108-

9.5.9

Position:

Oppose

Summary of Submission Delete rules 9.5.9.1 and 9.5.9.2 and Reinsert the Operative Plan road and internal boundary setback rules, including those aspects of the Operative setback rules which require setbacks between buildings on the same site (ie the mutual setback requirements).

Point Number

208.22

Provision:

26-9 High Density Residential

Position:

Oppose

Summary of Submission New Rule Oppose

There are no controls relating to outdoor living space requirements.

Insert the Operative Plan Rule 7.5.5.2 (viii) relating to Outdoor Living Space into the Proposed

Plan

Point Number 208.23 **Provision:** 26-9 High Density Residential Position: Oppose Summary of New Rule Submission Oppose There are no controls relating to maximum building footprint size Reinstate the Operative Plan Rule 7.5.3.3(ii) which requires a maximum building footprint of 500m2 **Point Number** Provision: 208.24 26-9 High Density Residential Position: Oppose Summary of New provisions - Assessment Matters **Submission** Oppose All of the assessment matters have been removed from the Operative ePlan. These provide valuable guidance and should be reinstated. Reinstate all of the Assessment Matters that are contained at 7.7 of the Operative Plan **Point Number** 208.25 **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 120-9.6.1 Position: Oppose Summary of Delete 9.6.2.1 **Submission Point Number Provision:** 208.26 25-9 High Density Residential > 25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 > 25.6.3.1-9.6.3.1 Position: Oppose Summary of Delete 9.6.3.1 **Submission Point Number** 208.44 Provision: 26-9 High Density Residential > 28-9.2 Objectives and Policies Position: Oppose Summary of Several key policies of the Operative Plan (such as Part 7, Policy 3.4) recognise the world class **Submission** landscape that Queenstown sits within. Development should reflect these significant landscape values and this should remain a policy in the Proposed Plan.

Amend by adding the following policy:

<u>Ensure that external appearance of buildings reflect the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.</u>

Point Number 208.45 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

31-9.2.2 Objective 2

Position: Oppose

Summary of Submission **Amend** by adding a new policy after 9.2.2.7 as follows:

Policy 9.2.2.8 Ensure that development is designed to have regard to and where appropriate reflect, the existing character of neighbouring properties and neighbourhoods, particularly in

regards to design, scale and appearance

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email:

Southern Southern

nail: nortyqt@xtra.co.nz

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.57 Provision: 26-9 High Density Residential >

27-9.1 Zone Purpose

Position: Support

Summary of Submission Supports in part. Requests objective review authority such as the Urban Design Panel.

Point Number 238.58 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

31-9.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

supports in part. requests inclusion of "high quality urban design" within the objective.

Point Number 238.59 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1 Position: Other - Please clearly indicate your position in your submission below Summary of supports in part. Requests Involvement of an objective review authority such as the Urban Submission Design Panel. Requests deleting reference to Green Star- we do not think this is workable or appropriate. **Point Number** Provision: 26-9 High Density Residential > 238.60 91-9.5 Rules - Standards > 97-Position: Other - Please clearly indicate your position in your submission below Summary of supports in part. Requests inclusion of provisions for minimum outdoor living space. Submission

Point Number 238.61 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 107-

9.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Supports in part. Requests inclusion of diagram to clarify how rule applies to a double level **Submission**

building.

Point Number 238.62 **Provision:** 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Supports in part. Requests removing differences in building height for flat and sloping sites - with height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status

over 10m height with approval by Urban Design Panel.

Point Number Provision: 238.63 26-9 High Density Residential >

91-9.5 Rules - Standards > 101-

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Supports in part. Requests consideration to applying a more detailed compass similar as say used for Christchurch City Council Living H Zone (example diagram attached). But calculated for

the specific topography and sun angles of Queenstown and Wanaka.

Submitter Number: 275 **Submitter:** Robertson Family Trust

Contact Name: Annemarie Townsley Email: annemarie@outlook.com

Address: 347 Frankton Road, Queenstown, New Zealand, 9300

Point Number 275.5 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports this objective and policy. Requests that a further policy be added which enables lesser access widths in this zone than would otherwise be required under the operative provisions in the Transport section of the plan (which is not under review), provided that proposed access way

designs are practical and safe.

Point Number 275.6 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities

Position: Oppose

Summary of Submission The Trust opposes Rule 9.4.3, which permits only 3 dwellings, units and/or flats per site.

Requests that the provisions enable each dwelling to also have a residential flat as a permitted activity, and so that the number of permitted dwellings per site is greater in this zone than in the

Medium Density Zone.

Submitter Number: 300 Submitter: Rob Jewell

Contact Name: Email: robjewell2012@gmail.com

Address: 126 Kings Drive, Wanaka, 9305

Point Number 300.6 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission

Opposes the chapter in general

Point Number 300.7 **Provision:** 26-9 High Density Residential Position: Oppose Summary of High Density Residential housing areas should not be introduced into the Wanaka town area. Submission **Point Number** 300.8 Provision: 26-9 High Density Residential > 27-9.1 Zone Purpose Position: Oppose Summary of Opposes the provision generally. **Submission**

Submitter Number: 327 Submitter: Lismore Estates Ltd **Contact Name:** John Young Email: duncan.white@ppgroup.co.nz Address: PO Box 283, Wanaka, New Zealand, 9343 **Provision: Point Number** 327.2 26-9 High Density Residential Position: Support Summary of Approve the proposed Objectives, Policies and Rules in the High Density Residential zone as Submission notified.

Submitter Number:335Submitter:Nic Blennerhassett

Contact Name: Email: nickblen@kinect.co.nz

Address: P O Box 215, Wanaka, New Zealand, 9343

Point Number 335.14 **Provision:** 26-9 High Density Residential

Position:	Support
Summary of Submission	Support the zone as shown on planning map 21

Submitter Number: 344 Submitter: Sam Flewellen

Contact Name: Email: sam@planzconsultants.co.nz

Address: 1845, Christchurch City, Christchurch, New Zealand, 8140

Point Number 344.3 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary ofSubmission
That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32, as shown on Appendix C of the submission.

wiked Use as shown on Flamining wap 32, as shown on Appendix C of the submission.

Submitter Number: 363 Submitter: Body Corp 27490

Contact Name: Bruce Matheson Email: b-c-m@snap.net.nz

Address: PO Box 28165, Beckenham, Christchurch, New Zealand, 8242

Point Number 363.1 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of SubmissionThat the zoning for all of the York Street right of way (serving 1 to 17) be Low Density

Point Number 363.2 **Provision:** 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications

Position: Oppose

Summary of Submission

opposes the provision generally.

Submitter Number: 364 Submitter: Body Corp 27490 9A,B,C and D

York Street

Contact Name: Bruce Matheson Email: b-c-m@snap.net.nz

Address: P.O. Box 28165, Beckenham, Christchurch, NZ, 8242

Point Number 364.1 **Provision:** 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications > 124-9.6.3

Position: Oppose

Summary of Submission

Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for

sloping sections must be notified.

Submitter Number: 366 Submitter: Robins Road Limited

Contact Name: Rebecca Lucas Email: rebecca@landla.co.nz

Address: PO Box 1356, Queenstown, New Zealand, 9700

Point Number 366.1 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1 > 93-9.5.1.1

Position: Oppose

Summary of Submit the maximum building height in HDR be 8m - discretionary activity resource consent for

Submission buildings above this height

Point Number 366.2 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission	sub zone or transition zone of Robins Road between Fryer Street and Robins road

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.45 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

29-9.2.1 Objective 1

Position: Support

Summary of Submission

Consider increased height limits for steep sites that back onto large hills

Point Number 380.46 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

31-9.2.2 Objective 2

Position: Support

Summary of Submission Encourage such high density developments to cater for carparking underground to avoid

unsightly above ground car parks

Point Number 380.47 **Provision:** 26-9 High Density Residential >

28-9.2 Objectives and Policies >

39-9.2.3 Objective 3

Position: Support

Summary of Submission Supports the objective

Point Number 380.48 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

42-9.2.4 Objective 4

Position: Support

Summary of Submission supports the objective

Point Number 380.49 **Provision:** 26-9 High Density Residential >

28-9.2 Objectives and Policies >

44-9.2.5 Objective 5

Position: Support

Summary of Submission supports the objective

Point Number 380.50 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

44-9.2.5 Objective 5

Position: Support

Summary of Submission

supports the objective

Point Number 380.51 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

47-9.2.6 Objective 6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reduction in parking, but where parking is provided, keep it within the building, underground and

away from sight

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@gldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.51 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies >

39-9.2.3 Objective 3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to add new policy to address privacy/overlooking effects.

Point Number	383.52	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Consider amendment to include the potential for a design review process to confirm permitted status and review the design and yield of buildings progressing without resource consent.		
Point Number	383.53	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete "residential flat"		
Point Number	383.54	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete "residential flat"		
Point Number	383.55	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
Point Number	383.56	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to ensure recession planes apply adjoining the Business Mixed Use Zone, by stating: "Recession planes do not apply to site boundaries adjoining a Town Centre, or fronting the road, or adjoining a park or reserve".		
Point Number	383.57	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening a	nd overlooking impacts a	as a matter of discretion.

Point Number 383.58 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to ensure that voids are not used as a means to increase building floor area coverage

under a FAR control

Submitter Number: 391 Submitter: Sean & Jane McLeod

Contact Name: Email: sam.qtn@ihug.co.nz

Address: 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300

Point Number 391.17 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

supports the chapter generally

Submitter Number: 392 Submitter: Erna Spijkerbosch

Contact Name: Email: erna@camp.co.nz

Address: 9 Weaver Street, Queenstown, New Zealand, 9300

Point Number 392.1 Provision: 26-9 High Density Residential >

27-9.1 Zone Purpose

Position: Support

Summary of Submission

We support the zone, but would like consideration of changes in the implementation

Point Number 392.2 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 29-9.2.1 Objective 1 Position: Support Summary of supports the objective generally **Submission Point Number** 392.3 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 Position: Other - Please clearly indicate your position in your submission below Summary of Supports the objective. Requests that the mass of buildings is dealt with in a more detailed **Submission** manner. Currently there is no mention of the amalgamation of buildings across multiple sites. I believe there should be landscaped gaps between buildings every so often so we don't end up with the appearance of one mass of building. **Point Number** 392.4 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 Position: Support Summary of supports the objective generally **Submission Point Number** Provision: 392.5 26-9 High Density Residential > 62-9.4 Rules - Activities > 70-9.4.8 Position: Oppose Summary of 9.4.8, 9.4.9, 9.4.10 - All visitor accommodation should be dealt with as a commercial activity, **Submission** therefore subject to commercial rates. **Point Number** 392.6 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards Position: Other - Please clearly indicate your position in your submission below Summary of Don't require minimum space, rather require adequate provision for waste storage and collection. **Submission** Notes minimum space may not be practical for larger developments of 4 or more units. **Point Number** 392.7 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2 Position: Other - Please clearly indicate your position in your submission below

Summary of Submission	Support, but would like to see stepped heights for sloping sites. Suggest the buildings at the lower part of the slope are limited to 7m, whereas the at the top they could be 10m.			
Point Number	392.8	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4	
Position:	Oppose			
Summary of Submission	Notes that the development of 4 or more dwellings or visitor accommodation on a site has the potential to impact negatively on the residential amenity and there needs to be consultation with neighbours in these situations.			

Submitter Number: 410 Submitter: Alps Investment Limited **Contact Name:** James Aoake Email: reception@jea.co.nz Address: PO Box 95, Queenstown, New Zealand, 9300 **Point Number** 410.1 **Provision:** 26-9 High Density Residential Position: Support Summary of Supports all notified provisions of the proposed High Density Residential Zone Submission **Provision:** 26-9 High Density Residential > **Point Number** 410.2 91-9.5 Rules - Standards > 92-9.5.1 Position: Support Summary of Supports the increased height limit of 12m Submission **Point Number** 410.5 **Provision:** 26-9 High Density Residential Position: Support

Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the

map contained within the submission.

Summary of Submission Submitter Number: 435 Submitter: Catherine Fallon

Contact Name: Email: catherinevstewart@gmail.com

Address: 21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371

Point Number 435.8 Provision: 26-9 High Density Residential

Position: Support

Summary of **Submission**

supports the chapter generally

Submitter Number: New Zealand Fire Service 438 Submitter:

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number Provision: 438.17 26-9 High Density Residential >

28-9.2 Objectives and Policies >

42-9.2.4 Objective 4

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Objective 9.2.4 - The NZFS wish to include the term "emergency service facilities" to this Objective. Amend to read: "Provide for community activities and facilities, and emergency service

facilities that are generally best located in a residential environment close to residents".

Policy 9.2.4.1 - NZFS wish to amend this Policy to reflect the provision for emergency services

within the residential zone. Amend to read:

"Enable the establishment of community activities and facilities and emergency service

facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare

and visual impact can be avoided or mitigated."

Point Number 438.18 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 77-

9.4.15

Position: Support **Summary of Submission**Retain as notified. The NZFS supports this Rule as Fire Stations need to be strategically located within and throughout communities to maximise their coverage and response times.

Point Number 438.19 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 92-

9.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of The NZFS wishes to exempt drying towers from rules 9.5.1.2 and 9.5.1.2. Amend to

Submission state: <u>Exemption: Fire station towers are exempt from this rule</u>

Point Number 438.20 **Provision:** 26-9 High Density Residential >

91-9.5 Rules - Standards > 97-

9.5.4

Position: Not Stated

Summary ofNZFS require the ability to have a gross floor area area which can provide for the essential activities carried out at a fire station. Requests addition of: *Exemption: Fire stations are exempt*

from this rule.

Submitter Number: 470 Submitter: Queenstown Playcentre

Contact Name: Mindy Swigert Email: queenstownplaycentre@xtra.co.nz

Address: PO Box 176, Queenstown, 9348

Point Number 470.3 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Requests that guidelines are introduced and plans are reviewed by an appropriate panel.

Submission Requests safeguards are put in place to protect residential or community amenity.

Submitter Number: 506 **Submitter:** Friends of the Wakatiou Gardens

and Reserves Incorporated

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 506.8 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public appropriate and public gardens are provided.

that additional public open spaces, reserves and public gardens are provided.

Submitter Number: 514 **Submitter:** Duncan Fea

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 514.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Retain Chapter 9 in its entirety

Submitter Number: 516 Submitter: MacFarlane Investments

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 516.3 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Amend the proposed plan and Map 36 as follows: **Submission**

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched

on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number: 517 Submitter: John Thompson

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 517.3 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission

Amend the proposed plan and Map 36 as follows:

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number: 520 **Submitter:** Fred van Brandenburg

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 520.1 **Provision:** 26-9 High Density Residential > 28-

9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend policy 9.2.3.2 as follows:

Ensure that Where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), <u>are adequately mitigated no more than minor relative to a complying development scenario</u>.

Point Number 520.2 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Add the following new rule with references to Operative District Plan rules updated:

iv Height and Elevation Restrictions along Frankton Road

The intrusion of a single building element on the south side of Frankton Road (SH6A) in the High Density Residential Zone of no more than one story. in height above the centreline of Frankton Road and limited to a length parallel to the road of not more than 10% of the length of the road frontage (to a maximum of 16 metres), used solely. for access, reception and lobby uses related to the predominant use of the site shall be a Restricted Discretionary Activity in respect of Assessment Matter 7. 7.2 xiii

Urban Design Protocol

This rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP

<u>12665.</u>

Point Number 520.3 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Add the following rule with references to Operative District Plan rules updated:

The following applications shall be nonnotified:

Applications in relation to land contained in, or formerly contained in Lot 1 DP12665 (commonly known as 595 Frankton Road) made pursuant to rules 7.5.3.3 ii Building Footprint: 7.5.3.3

(iv) Height and Elevation

Restrictions along Frankton Road (intrusion of a single building element):

7.5.5.2 iv(d) Setback from Internal Boundaries: 7.5.5.2 vii Continuous Building Length, and 7.5.5.2 xvii Landscape Coverage, provided that the application is accompanied by a report from the Council's Urban Design Panel supporting the application in respect to breaches of the relevant rule. except that the owners of any adjoining properties may be serviced with a copy of any resource consent application pursuant to Section 94(1) of the Act. When forming an opinion as to whether an adjoining residential property owner may be adversely affected by the activity for the purpose of Section 94(1) the consent

authority may disregard adverse effects of the activity if those effects are permitted by the development consented under RM040624 dated 13 May 2005 and RM081099 dated 29 April

2009 whether	or not these	consents have	lansed
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Submitter Number:	524	Submitter:	Ministry of Education		
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz		
Address:	Private Bag 1913, Dunedin, New Zealand, 9054				
Point Number	524.27	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose		
Position:	Support				
Summary of Submission	Retain				
Point Number	524.28	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4		
Position:	Support				
Summary of Submission	retain				
Point Number	524.29	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4 > 43-9.2.4.1		
Position:	Support				
Summary of Submission	Retain				
Point Number	524.30	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 77-9.4.15		
Position:	Oppose				
Summary of Submission	Relief sought:				

Change the activity status of community activities and facilities to Permitted.

Submitter Number: 529 Submitter: Lakes Edge Development Limited

Contact Name: Warwick Goldsmith Email: warwick.goldsmith@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 529.1 **Provision:** 26-9 High Density Residential > 91-9.5

Rules - Standards > 92-9.5.1 > 93-

9.5.1.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add the following to Rule 9.5.1.1:

The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required

boundary setbacks at the southern zone boundary.

Point Number 529.2 **Provision:** 26-9 High Density Residential > 91-9.5

Rules - Standards > 95-9.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add the following to Rule 9.5.2

The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required

boundary setbacks at the southern zone boundary.

Point Number 529.3 **Provision:** 26-9 High Density Residential > 91-9.5

Rules - Standards > 96-9.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add the following to Rule 9.5.3

The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required

boundary setbacks at the southern zone boundary

Submitter Number: Submitter: 548 Maximum Mojo Holdings Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number Provision: 548.7 26-9 High Density Residential

Position: Not Stated

Summary of Incorporate Plan Change 50 into the Proposed District Plan. Also refer to submission 548.2 to **Submission**

the Queenstown Town Centre, and submissions 548.3 and 548.3 to maps 35 and 36

Submitter Number: Submitter: 551 Plaza Investments Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number Provision: 551.1 26-9 High Density Residential

Position: Support

Summary of Submitter supports the High Density Residential Zone objectives and provisions insofar as they

Submission support intensive residential and visitor accommodation activities.

Point Number 551.2 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 72-

9.4.10

Position: Oppose

Summary of Requests that visitor accommodation remains a controlled activity in the High Density Residential

Submission Zone. **Point Number** 551.3 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 74-

9.4.12

Position: Oppose

Summary of Submission Licensed premises operating between the hours of 10pm and 8am should be a controlled

activity, subject to compliance with applicable noise standards.

Point Number 551.4 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 97-

9.5.4

Position: Oppose

Summary of Submission The maximum building coverage should be 70% for sloping sites.

Submitter Number: 571 Submitter: Totally Tourism Limited

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 571.16 Provision: 26-9 High Density Residential >

28-9.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Submission

Opposes all the PDP objectives, policies, and other provisions that inform and support Rule

9.4.10, which makes all VA activities (not otherwise specified) a Restricted Discretionary activity.

Point Number 571.17 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 72-

9.4.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Oppose all Visitor Accommodation in the High Density Residential Zo

Oppose all Visitor Accommodation in the High Density Residential Zone being a Restricted Discretionary Activity pursuant to Rule 9.4.10 and submit that the it should remain a Controlled

Activity as per the operative district plan

Point Number 571.18 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Seek such further or consequential or alternative amendments necessary to give effect to this submission

Submitter Number: 575 Submitter: Antony & Ruth Stokes

Contact Name: Email:

Address: 37 Suburb Street, Queenstown, New Zealand, 9300

Point Number 575.1 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled, subject to the amendments outlined in

this submission.

Point Number 575.2 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so that Rule 9.4.8 and 9.4.9 is increased to two (2)

residential units or flats.

Point Number 575.3 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 97-

9.5.4 > 99-9.5.4.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so that the building coverage specified under Rule 9.5.4.2

is increased to 75% building coverage.

Submitter Number: 579 **Submitter:** Gem Lake Limited

Contact Name: Ian Greaves Email: ian@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 579.2 **Provision:** 26-9 High Density Residential >

62-9.4 Rules - Activities > 72-

9.4.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Opposes in part.

The Proposed District Plan is modified so that Rule 9.4.10 relating to visitor accommodation

activities within the High Density Residential Zone are a controlled activity.

Point Number 579.3 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed High Density Residential Zone is confirmed subject to the modifications requested in this submission as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where

those actives are enabled.

Submitter Number: 612 Submitter: Skyline Enterprises Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

612.1 **Point Number Provision:** 26-9 High Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of Support in part. **Submission** The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those actives are enabled (as outlined in Point 4.2). **Point Number** 612.2 **Provision:** 26-9 High Density Residential Position: Other - Please clearly indicate your position in your submission below Summary of Oppose in part. **Submission** The PDP is modified as per the points addressed in Point 4.3. **Point Number Provision:** 612.3 26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6 Position: Support Summary of Confirm this provision. **Submission Point Number Provision:** 26-9 High Density Residential > 612.4 62-9.4 Rules - Activities > 73-9.4.11 Position: Support Summary of Confirm this provision. Submission **Point Number** 612.5 Provision: 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2 Position: Support Summary of Confirm this provision. **Submission**

Point Number 612.6 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8 Position: Support Summary of Confirm this provision. **Submission Point Number Provision:** 26-9 High Density Residential > 612.7 91-9.5 Rules - Standards > 108-9.5.9 Position: Support Summary of Confirm this provision. **Submission Point Number Provision:** 26-9 High Density Residential > 612.8 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2 Position: Not Stated Summary of Confirm this provision. Submission **Point Number Provision:** 612.9 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3 Position: Not Stated Summary of Confirm this provision. Submission **Point Number Provision:** 612.10 26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10 Position: Oppose Summary of Reject this provision. **Submission Point Number** Provision: 612.11 26-9 High Density Residential > 62-9.4 Rules - Activities > 74-9.4.12

Position: Oppose Reject this provision. Summary of **Submission Point Number** Provision: 612.12 26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4 Position: Oppose Summary of Reject this provision. **Submission**

Submitter Number:627Submitter:HW Holdings Ltd

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 627.2 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission

Confirm all provisions as notified in Section 9 of the Proposed Plan

unless otherwise submitted upon in this submission.

Point Number 627.4 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Not Stated

Summary of Submission

Amend as follows:

Building Height - Sloping sites

Except in the Lynch Block, The permitted height shall be 7

metres.

Point Number 627.5 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 96-

9.5.3

Position: Not Stated

Summary of Submission

Amend as follows:

Maximum Building Height – Sloping Sites

The maximum building height shall be 10 metres, except in

the Lynch Block subzone where it shall be 15m.

Point Number 627.6 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 97-

9.5.4

Position: Not Stated

Summary of Submission Amend as follows:

Building Coverage

Flat Sites a maximum of 70% site coverage

Sloping Sites a maximum of 65% site coverage

Lynch Block Subzone (all sites): a maximum of 80% site

coverage

Submitter Number: 628 Submitter: reception@jea.co.nz

Contact Name: Neville Mahon Email: reception@jea.co.nz

Address: PO Box 95, New Zealand, 9348

Point Number 628.2 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission

Confirm all provisions within the Proposed High Density Residential Zone.

Point Number 628.3 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 78-

9.4.16

Position: Not Stated

Summary of Submission Amend rule to clarify that the use of a retirement village is a permitted activity and the

construction of buildings for the purpose of a retirement village is restricted discretionary.

Buildings for the purpose of a retirement village shall be a restricted discretionary. Councils

discretionary shall be restricted to:

(i) Site layout, building location and design;

(ii) Landscape treatment;

(iii) Traffic and parking effects; and

(iv) Construction effects.

Submitter Number: 641 Submitter: Aws Trustees No 31 Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 641.1 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Supports the proposed High Density Residential zone as it applies to the properties at 53, 57, 61

and 65 Frankton Road, shown on planning map 35.

Point Number 641.2 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Confirms the HDR zone.

Submitter Number: 665 Submitter: **Danmont Investments** Queenstown Limited **Contact Name:** Michael Van Aart Email: mvanaart@vslawyers.co.nz Address: PO Box 5589, Dunedin, New Zealand, 9058 **Point Number** Provision: 665.1 26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1Position: Support Summary of Supports the provision and requests it be confirmed. **Submission Point Number** Provision: 26-9 High Density Residential > 665.2 91-9.5 Rules - Standards > 97-9.5.4 Position: Support Summary of Supports the provision and requests it be confirmed. **Submission Point Number** 665.3 Provision: 26-9 High Density Residential > 91-9.5 Rules - Standards > 101-9.5.6 Position: Support Summary of Supports the provision and requests it be confirmed. Submission **Point Number** 665.4 Provision: 26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9 Position: Support Summary of Supports the provision and requests it be confirmed. **Submission**

Submitter Number:667Submitter:Cedric Hockey

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 667.2 **Provision:** 26-9 High Density Residential

Position: Oppose

Summary of Submission Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown

ubmission Town Centre Zone.

Submitter Number: 681 Submitter: Gerard Auckram

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 681.2 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 65-9.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Confirm the following (permitted status):

Dwelling, Residential Unit, Residential Flat comprising

three (3) or less per site

Point Number 681.3 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 96-

9.5.3

Position: Support

Summary of Submission Confirm the following rule (non complying to breach):

Maximum Building Height - Sloping Sites

The maximum building height shall be 10 metres.

Point Number 681.4 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission Confirm all other provisions not otherwise commented on.

Submitter Number: 686 Submitter: Garth Makowski

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 686.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Confirm all provisions within the Proposed High Density Residential Zone.

Submitter Number: 718 Submitter: Allium Trustees Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 718.3 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission

Confirm all provisions within the Proposed High Density Residential Zone.

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email: Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058 **Point Number** 719.64 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 Position: Support Retain Summary of **Submission Point Number** 719.65 Provision: 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 49-9.2.6.2 Position: Support Summary of Retain **Submission Point Number** Provision: 719.66 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 51-9.2.6.4 Position: Other - Please clearly indicate your position in your submission below Summary of Amend Policy 9.2.6.4 as follows: **Submission** Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the transport network. **Point Number** 719.67 Provision: 26-9 High Density Residential > 28-9.2 Objectives and Policies Position: Not Stated Summary of Add a new Objective 9.2.7 as follows: Submission 9.2.7 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects. **Point Number Provision:** 719.68 26-9 High Density Residential > 28-9.2 Objectives and Policies Position: Not Stated

Summary of Submission

Add a new Policy 9.2.7.1 as follows:

9.2.7. 7 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State highway shall be designed to meet internal

sound levels of AS/NZ 2707:2000.

Point Number

719.69

Provision:

26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4

Position:

Not Stated

Summary of

Amend Rule 9.4.4 as follows:

Submission .

. Parking and access arrangements and the safety and efficiency of the roading network.

Point Number

719.70

Provision:

26-9 High Density Residential >

62-9.4 Rules - Activities > 68-9.4.6

Position:

Oppose

Summary of Submission

Change the activity status of Rule 9.4.6 to Restricted Discretionary or full Discretionary.

Point Number

719.71

Provision:

26-9 High Density Residential >

62-9.4 Rules - Activities > 71-9.4.9

Position:

Not Stated

Summary of Submission Amend Rule 9.4.9 as follows:

. Parking and access: safety, and efficiency of the roading network, and impacts to on-street

parking and neighbours

Point Number

719.72

Provision:

26-9 High Density Residential > 62-9.4 Rules - Activities > 72-

9.4.10

Position:

Not Stated

Summary of

Amend Rule 9.4.10 as follows:

Submission

. Parking and access arrangements: safety, and efficiency of the roading network. and potential

impacts on- neighbours' amenity and on-street parking.

Point Number

719.73

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 108-

9.5.9 > 109-9.5.9.1

Position:

Not Stated

Summary of Submission

Amend Rule 9.5.9.1 as follows:

9.5.9.7 Road boundary setback: 2m, except for state highwav boundaries which shall be 4. Sm.

Point Number

719.74

Provision:

26-9 High Density Residential >

91-9.5 Rules - Standards

Position:

Not Stated

Summary of Submission Add an additional Rule 9.5.9.3 as follows:

9.5.9.3 Any new residential buildings. or buildings containing activities sensitive to road noise. located within 80 metres of the seal edge of State Highway shall be designed. constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeqC7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7

07:2000.

Point Number

719.75

Provision:

26-9 High Density Residential > 119-9.6 Rules - Non-Notification of

Applications > 121-9.6.2

Position:

Oppose

Summary of Submission

Amend Rule 9.6.2 to read as follows:

9.6.2. 7 Residential development involving the development of 4 or more dwellings that do not

require direct access to a State highwav.

9.6.2.2 Visitor accommodation that does not require direct access to a State highway.

Submitter Number:

722

Submitter:

Firestone Investments Limited

Contact Name:

James Aoake

Email:

reception@jea.co.nz

Address:

PO Box 95, Queenstown, New Zealand, 9348

Point Number

722.2

Provision:

26-9 High Density Residential > 91-9.5 Rules - Standards > 92-

9.5.1

Position:

Support

Summary of Submission

Support the Restricted Discretionary activity status placed upon the building heights above 7m

and below 10m.

Submitter Number: 727 Submitter: Belfast Corporation Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 727.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission

Confirm all provisions within the Proposed High Density Residential Zone.

Submitter Number: 731 Submitter: Mulwood Investments Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 731.3 **Provision:** 26-9 High Density Residential

Position: Support

Summary of Submission Confirm all provisions within the Proposed High Density Residential Zone.

Submitter Number: 785 Submitter: A & K Zaki

Contact Name: Chris Thomsen Email: cthomsen@fvm.co.nz

Address: PO Box 3029, Richmond, New Zealand, 7050

Point Number 785.1 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

The zoning of A & K Zaki land as high density residential.

Rule 9.4.10 Visitor Accommodation.

Rule 9.4.7 Commercial Activities.

Rule 9.5.4.2 Building Coverage on Sloping Sites.

Point Number 785.2 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

The maximum height limit as provided in the Operative District Plan applies to the Beach Street

Block.

Point Number 785.3 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

(Alternatively) The objectives, policies and rules of the QLDC decisions version of PC 50 are

applied to the Beach Street Block.

Submitter Number: 786 Submitter: C & L Holt

Contact Name: Chris Thomsen Email: cthomsen@fvm.co.nz

Address: PO Box 3029, Richmond, New Zealand, 7050

Point Number 786.1 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

The zoning of C & L Holt's land as high density residential.

Rule 9.4.10 Visitor Accommodation

Rule 9.4.7 Commercial Activities, and

Rule 9.5.4.2 Building Coverage on Sloping Sites,

Point Number 786.2 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

The maximum height limit as provided in the Operative District Plan applies to the Beach Street

Block.

Point Number 786.3 **Provision:** 26-9 High Density Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

(Alternatively) The objectives, policies and rules of the QLDC decisions version of PC50 are

applied to the Beach Street Block.

Submitter Number: 798 **Submitter:** Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.32 **Provision:** 26-9 High Density Residential >

28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 48-9.2.6.1

Position: Oppose

Summary of Submission ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.

Point Number 798.33 Provision: 26-9 High Density Residential >

62-9.4 Rules - Activities > 71-9.4.9

Position: Oppose

Summary of Submission ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.

Submitter Number: 805 Submitter: Transpower New Zealand Limited

Contact Name: Aileen Craw Email: aileen.craw@beca.com

Address: PO Box 5005, Dunedin, New Zealand, 9058

Point Number 805.51 **Provision:** 26-9 High Density Residential >

28-9.2 Objectives and Policies >

47-9.2.6 Objective 6

Position: Oppose

Summary of Submission Amend to:

Ensure High-density residential development will efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National

Grid and roading networks.

Point Number 805.52 Provision: 26-9 High Density Residential >

55-9.3 Other Provisions and Rules

> 56-9.3.1 District Wide

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments. Add the following clause:

Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.</u>
All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

Submitter Number: 846 Submitter: Philippe & Jean Berton & Foster

Contact Name: Email: pcmberton@yahoo.com

Address: 7 A Earnslaw Terrace , Queenstown, New Zealand, 9300

Point Number 846.1 Provision: 26-9 High Density Residential >

91-9.5 Rules - Standards > 95-

9.5.2

Position: Oppose

Summary of Submission

The 7 metre height restricted be enforced.

Full notification is made if the Council is considering using its proposed discretion to exceed 7

metres in height.

The Council acknowledges that the submitters are an affected party and that they would be notified and have the right to object to any plans submitted to the Council that exceeds the 7

metres height line.

Point Number 846.2 **Provision:** 26-9 High Density Residential >

119-9.6 Rules - Non-Notification of

Applications > 124-9.6.3

Position: Oppose

Summary of Submission The 7 metre height restricted be enforced.

Full notification is made is the Council is considering using its proposed discretion to exceed 7

metres in height.

The Council acknowledges that we are an affected party and that we would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.

Chapter 10 - Arrowtown Residential Historic Management Zone

Submitter Number: 19 Submitter: Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.20 **Provision:** 14-10 Arrowtown Residential

Historic Management Zone

Position: Support

Summary of Submission

Supports the provisions.

Submitter Number: 199 **Submitter:** Craig Douglas

Contact Name: Email: cg.douglas@xtra.co.nz

Address: Unknown, Arrowtown, Arrowtown, New Zealand, 9302

Point Number 199.19 **Provision:** 14-10 Arrowtown Residential

Historic Management Zone

Position: Support

Summary of Submission

Supports the provision.

Submitter Number: 217 Submitter: Jay Berriman

Contact Name: jay@epkcrew.com

Address: 30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300

Point Number 217.18 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities Position: Support Summary of There needs to be very tight controls over Arrowtown Town Planning **Submission**

Submitter Number: 223 Submitter: Sam Gent

Contact Name: Email: gent.samantha@gmail.com

Address: 5 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number 223.2 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 459-

10.1Zone Purpose

Position: Oppose

Summary of **Submission**

Opposes the provision.

Point Number 223.3 Provision: 458-10Arrowtown Residential

Historic Management Zone > 480-10.30ther Provisions and Rules

Position: Oppose

Summary of **Submission**

Opposes the provision.

Point Number 223.4 Provision: 458-10Arrowtown Residential

Historic Management Zone > 486-

10.4Rules - Activities

Position: Oppose

Summary of Submission

Opposes the provision.

Point Number Provision: 223.5 458-10Arrowtown Residential

Historic Management Zone > 507-

10.5Rules - Standards for

Position: Oppose
Summary of Submission Opposes the provision.

Submitter Number: 255 Submitter: N.W. & C.E. BEGGS

Contact Name: Noel Beggs Email: beggsy@xtra.co.nz

Address: 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

Point Number 255.7 Provision: 14-10 Arrowtown Residential

Historic Management Zone

Position: Support

Summary of Submission

Fully support Arrowtown Residential Historic Management Zone. All details under the proposed

District Plan for the Arrowtown Residential Historic Management Zone are adopted.

Submitter Number: 261 Submitter: June Watson

Contact Name: Email: robin.june@slingshot.co.nz

Address: 35 Devon Street, Arrowtown, New Zealand, 9302

Point Number 261.1 Provision: 14-10 Arrowtown Residential

Historic Management Zone

Position: Oppose

Summary of Submission Retention of the status quo. Opposes the medium density residential zone in Arrowtown.

Submitter Number: 267 Submitter: Mark Smith

Contact Name: Email: msmith24@gmail.com

Address: 11 Anglesea Street, Arrowtown, 9302

Point Number 267.1 Provision: 14-10 Arrowtown Residential

Historic Management Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Submitter Number:

Arrowtown not being seen as a convenient place to add extra residents to the Queenstown-Lakes district, rather the QLDC seeking to preserve the unique character of Arrowtown within the Queenstown-Lakes district. Greater weight being given to the residents of Arrowtown and their elected representative in decisions that affect Arrowtown.

Submitter:

Contact Name: Email: d.j.hazlett@xtra.co.nz

Address: 19 Merioneth Street, Arrowtown, New Zealand, 9302

276

Point Number 276.2 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 459-

10.1Zone Purpose

Jane Hazlett

Position: Support

Summary of Submission Supports the provision.

Submitter Number: 311 Submitter: Lyndsey Lindsay

Contact Name: Email:

Address: 20 Centennial Avenue, Arrowtown, New Zealand, 9302

Point Number 311.2 Provision: 14-10 Arrowtown Residential Historic Management Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Please leave a bit of the character and charm of Arrowtown.

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.78 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 486-

10.4Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to delete "residential flat"

Submitter Number: 438 **Submitter:** New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.21 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 486-

10.4Rules - Activities > 503-

10.4.17

Position: Support

Summary of Submission

Retain 10.4.17 as notified

Point Number 438.22 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 507-

10.5Rules – Standards for

Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Requests amendments to 10.5.1, 10.5.3 and 10.5.4 to exempt fire stations or fire station towers.

10.5.1 - Amend to state: Exemption: Fire station towers are exempt from this rule

10.5.3 - Amend to state: Exemption: Fire stations are exempt from this rule

10.5.4 - Amend to state: Exemption: Fire stations are exempt from this rule

Submitter Number: 524 Submitter: Ministry of Education

Contact Name: Julie McMinn Email: julie.mcminn@opus.co.nz

Address: Private Bag 1913, Dunedin, New Zealand, 9054

Point Number 524.31 **Provision**: 458-10Arrowtown Residential

Historic Management Zone > 460-10.2Objectives and Policies >

467-10.2.3Objective 3

Position: Support

Summary of Submission

Retain

Point Number 524.32 Provision: 458-10Arrowtown Residential

Historic Management Zone > 460-10.2Objectives and Policies > 467-10.2.3Objective 3 > 468-

10.2.3.1

Position: Support

Summary of Submission

Retain

Point Number 524.33 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 486-

10.4Rules - Activities > 497-

10.4.11

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Delete Rule 10.4.11

Point Number 524.34 **Provision:** 458-10Arrowtown Residential

Historic Management Zone > 486-

10.4Rules - Activities > 503-

10.4.17

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part

Modify Rule 10.4.17:

"Community Activities and facilities.

Submitter Number: 560 **Submitter:** Spruce Grove Trust

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 560.3 **Provision:** 14-10 Arrowtown Residential

Historic Management Zone

Position: Not Stated

Summary of Submission That 'complying' subdivision within the Arrowtown Residential Historic Management Zone provisions are processed as a controlled activity consent, as per the Operative District Plan

provisions.

Submitter Number: 752 **Submitter:** Michael Farrier

Contact Name: Email: mike.farrier@xtra.co.nz

31 Bedford Street, Arrowtown, New Zealand, 9302				
752.8	Provision:	14-10 Arrowtown Residential Historic Management Zone		
Not Stated				
Provision for resident parking only in the Arrowtown Residential Historic Management Zone.				
752.9	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities > 490-10.4.4		
Not Stated				
Colour in Clause 10.4.4 be defined by quoting international colour code colours or removed from the plan.				
752.10	Provision:	458-10Arrowtown Residential Historic Management Zone > 486 10.4Rules - Activities > 490-10.4.4		
Not Stated				
Fencing above 1.2m in Clause 10.4.4 is referred to as the street boundary line fencing above 1.2m.				
752.11	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities		
Not Stated				
The installation of photo-voltaic panels and roofing profiles suitable for photo-voltaic laminates shall be a permitted activity under the plan in the Arrowtown Residential Historic Management Zone.				
752.12	Provision:	14-10 Arrowtown Residential Historic Management Zone		
Not Stated				
The use of low mainten Residential Historic Mar		Il be permitted in the Arrowtown		
	752.8 Not Stated Provision for resident paragraph of the	752.8 Provision: Not Stated Provision for resident parking only in the Arrowtown Resident parking only in the Arrowtown Resident parking only in the Arrowtown Resident Provision: Not Stated Colour in Clause 10.4.4 be defined by quoting internation the plan. 752.10 Provision: Not Stated Fencing above 1.2m in Clause 10.4.4 is referred to as the state of the plan. 752.11 Provision: Not Stated The installation of photo-voltaic panels and roofing profitshall be a permitted activity under the plan in the Arrowt Zone.		

Chapter 11 - Large Lot Residential

Submitter Number: 3 Submitter: Alistair Munro

Contact Name: Email: z_munro@hotmail.com

Address: 22 Worrobil St, North Balgowlah, Sydney, Australia, 2093

Point Number 3.2 **Provision:** 410-11 Large Lot Residential

Position: Oppose

Summary of Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on **Submission** Planning Map 20, located, between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large

Lot Residential.

Point Number 3.4 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in **Submission**

Maps 22 and 23.

Submitter Number: Submitter: 9 Terry Drayron

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number Provision: 410-11 Large Lot Residential > 9.3

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Oppose

Summary of Zone the land along Studholme Road as rural residential with a minimum lot size of 4000msq Submission not 2000msq and introduce a greenbelt the length of studhome rd on both sides before any

further compromise is made on the nature of this unique rural area. Also to extend this greenbelt

along Orchard Rd

Submitter Number: 15 Submitter: John Blennerhassett

Contact Name: john@theestuary.co.nz

Address: 6B Panorama Road, Clifton, Christchurch, New Zealand, 8081

Point Number 15.1 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The density of 2000msq allotment sizes along Studholme Road a permitted activity.

Submitter Number: 47 Submitter: Peter Bullen

Contact Name: Email: pete.bullen@xtra.co.nz

Address: PO Box 315, Wanaka, New Zealand, 9343

Point Number 47.2 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Submission Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.

Point Number 47.3 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Submission

Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.

Submitter Number: 50 Submitter: **Terry Drayton**

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme Road, RD 2, Wanaka, New Zealand, 9382

Point Number 50.1 **Provision:** 410-11 Large Lot Residential

Position: Oppose

Summary of **Submission**

refer to point 9.3 -

Submitter Number: 65 Submitter: John Blennerhassett

Contact Name: Email: john@theestuary.co.nz

Address: 6B Panorama Road, Clifton, Christchurch, New Zealand, 8081

Point Number 65.7 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 **Submission**

to Large Lot Residential and Low Density Residential.

Submitter Number: 69 Submitter: Terence Hetherington

Contact Name: Email: carin.terry@gmail.com

Address: 30 Rockhaven, Albert Town, Wanaka, New Zealand, 9305

Point Number Provision: 69.1 410-11 Large Lot Residential

Position: Support Summary of Submission

Supports the proposed changes to large lot residential. That section 11 changes to the district plan be accepted.

Submitter Number: 74 **Submitter:** QLDC rates payer

Contact Name: Jude Hayward Email: jude@theestuary.co.nz

Address: 6B Panorama Road, Clifton, Christchurch, 8081

Point Number 74.5 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Support

Submission

Summary of Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme

Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.

Submitter Number: 78 Submitter: Jennie Blennerhassett

Contact Name: Email: jennieblen@xtra.co.nz

Address: 19 Dale Street, Albert Town, Wanaka, 9305

Point Number 78.4 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Support

Submission

Summary of Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme

Road and Meadowstone Drive in the Large Lot Residential Zone.

Point Number 78.5 **Provision:** 410-11 Large Lot Residential

Position: Support

Summary of Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22

Submission	& 23.

Submitter Number: Submitter: 87 Shelley McMeeken

Contact Name: Email: shelley@dyslexia.net.nz

Address: 9 Cotter Avenue, Arrowtown, New Zealand, 9302

Point Number Provision: 87.4 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Support

Summary of Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme

Road and Meadowstone Drive.

Point Number 87.5 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Support

Summary of

Submission

Submission

Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme

Road and Meadowstone Drive, in the Large Lot Residential Zone.

Point Number 87.7 **Provision:** 410-11 Large Lot Residential

Position: Support

Summary of

Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on **Submission**

Planning Maps 22 & 23.

Submitter Number: Submitter: Iain Weir 111

Contact Name: Email: Iweir@infinitywanaka.com

Address: PO Box 777, Wanaka, New Zealand, 9343 Point Number 111.3 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Submission

Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but

keep the existing Visitor Accommodation subzone in place.

Submitter Number: 113 Submitter: Neil Matchett

Contact Name: Email: duncan.white@ppgroup.co.nz

Address: PO Box 283, Wanaka, 9343

Point Number 113.2 Provision: 410-11 Large Lot Residential

Position: Support

Summary of Submission

Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area

be within the Urban Growth Boundary as notified in the Proposed District Plan.

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.5 Provision: 410-11 Large Lot Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Clarify the intention for the zones and adhere to them. **Submission**

Point Number 117.17 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for Activities > 453-11.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Clarify the intention for the zones and adhere to them.

410-11 Large Lot Residential > **Point Number** 117.18 Provision:

447-11.5 Rules - Standards for

Activities > 460-11.5.10

Position: Support

Summary of **Submission**

Clarify the intention for the zones and adhere to them.

Submitter Number: 142 Submitter: as trustees of the Anzac Trust

Contact Name: JR, PK and LC Laidlaw, Laidlaw Email: jrlaidlaw@xtra.co.nz

and Breen

Address: PO Box 250, Wanaka, New Zealand, 9343

Point Number 142.1 Provision: 410-11 Large Lot Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than

4000m2 and would prevent a two lot subdivision.

Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.

Point Number 142.3 **Provision:** 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 453-11.5.3

Position: Support

Summary of Submission

Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. Notes that the existing residence has a building height restriction of RL288.50 mean sea level (datum code DUNEHT 1958). Due to site instability issues, submitter notes that a building height limit "off the ground" would leave uncertainty as to

the built height of any new residence.

Requests that the building height limit should be set at a specified RL, and the building height limit for any new residence should be RL288.50 mean sea level (datum code DUNEHT 1958).

Submitter Number: 166 Submitter: Aurum Survey Consultants

Contact Name: Bruce McLeod Email: bruce@ascl.co.nz

Address: 53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371

Point Number 166.4 Provision: 410-11 Large Lot Residential >

411-11.1 Zone Purpose

Position: Oppose

Summary of Submission Review density of the zone. Questions how this zone is any different to rural residential? Large lot res needs to have a point of difference so a density of one dwelling per 2000m² across the

entire zone would make more sense.

Submitter Number: 253 Submitter: Wanaka Lakes Health Centre

Contact Name: Duncan White Email: duncan.white@ppgroup.co.nz

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 253.2 **Provision:** 410-11 Large Lot Residential

Position: Oppose

Summary of Submission That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and

perhaps the hospital site to the north.

Submitter Number: 293 **Submitter**: Murray Fraser

Contact Name: Email: m.fraser@xtra.co.nz

Address: PO Box 715, Wanaka, New Zealand, 9343

Point Number 293.2 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 452-11.5.2

Position: Oppose

Summary of Submission Seek that Rule 11.5.2 which relates to maximum building coverage be amended to 30% to reflect

the requested reduction to the minimum lot size for the Large Lot Residential zone.

Point Number 293.3 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Oppose

Summary of Submission

Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m² to 2000m² as 4000m² is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the

community's economic and cultural well being.

Point Number 293.4 Provision: 410-11 Large Lot Residential >

434-11.4 Rules – Activities > 436-

11.4.2

Position: Support

Summary of Submission The ability to establish dwellings, residential units and residential flats as a permitted activity will

eliminate unnecessary costs (time and money) for the developer and Council.

Submitter Number: 299 **Submitter:** Permanent Wanaka resident 32yrs

Contact Name: Leith Brew **Email:** zulu6868@yahoo.com.au

Address: 417 Aubrey Road, Wanaka, New Zealand, 9305

Point Number 299.1 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for Activities > 459-11.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed

1000sq metres.

Submitter Number: 322 Submitter: Murray Stewart Blennerhassett

Contact Name: Email: stewartblen@xtra.co.nz

Address: 13 Studholme Rd, PO Box 251, Wanaka, New Zealand, 9343

Point Number 322.1 **Provision:** 410-11 Large Lot Residential

Position: Support

Summary of Submission To allow existing lots in this area, as well as planned subdivisions, to be allowed down to the lower limit of the proposed LLR zoning (2000 m2) either immediately or perhaps deferred for 7 or

10 years as with the first stages of the NorthLake subdivision.

That services provision should be anticipated to a eventual LDR zoning density, the rezoning of

which itself should be anticipated for the next District Plan Review.

Submitter Number: 335 Submitter: Nic Blennerhassett

Contact Name: Email: nickblen@kinect.co.nz

Address: P O Box 215, Wanaka, New Zealand, 9343

Point Number 335.16 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Oppose

Summary of Oppose the 4000m² and make the minimum lot size 4000m².

Submission				
Point Number	335.17	Provision:	410-11 Large Lot Residential	
Position:	Support			
Summary of Submission	Support the Large Lot Residential zoning shown on maps 22 and 23.			
Point Number	335.19	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 448-11.5.1 > 450-11.5.1.2	
Position:	Support			
Summary of Submission	Supports the height limit.			
Point Number	335.20	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 453-11.5.3	
Position:	Support			
Summary of Submission	Support the reduced setb	ack of 4m.		
Point Number	335.21	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 461-11.5.11	
Position:	Support			
Summary of Submission	Supports the recession pl	ane rule.		
Point Number	335.22	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 456-11.5.6	
Position:	Oppose			
Summary of Submission	The continuous building loshould be reconsidered.	The continuous building length of 20m above one storey (11.5.6) is unduly permissive and should be reconsidered.		

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@gldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.28 Provision: 410-11 Large Lot Residential >

411-11.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add the following sentence to the end of the third paragraph: "Given that the zone is located within the Urban Growth Boundary, the possibility exists that the zoning may be changed in the

future to accommodate a higher density of development than currently contemplated."

Point Number 383.29 Provision: 410-11 Large Lot Residential >

434-11.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to delete "residential flat"

Submitter Number: 391 Submitter: Sean & Jane McLeod

Contact Name: Email: sam.qtn@ihuq.co.nz

Address: 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300

Point Number 391.11 **Provision:** 410-11 Large Lot Residential

Position: Oppose

Summary of Th Submission

That any land zoned for large lot residential be changed to low density residential

Submitter Number: 438 Submitter: New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.23 **Provision:** 410-11 Large Lot Residential >

434-11.4 Rules - Activities > 443-

11.4.9

Position: Support

Summary of Submission

Retain as notified.

Point Number 438.24 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 448-11.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

The NZFS wishes to exempt drying towers from this rule. Amend to state: *Exemption: Fire*

station towers are exempt from this rule

Point Number 438.25 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 452-11.5.2

Position: Not Stated

Summary of Submission The NZFS wishes to exempt fire stations from this rule. Amend to state: **Exemption: Fire stations**

are exempt from this rule

Submitter Number: 502 **Submitter:** Allenby Farms Limited

Contact Name: Warwick Goldsmith Email: warwick.goldsmith@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 502.17 **Provision:** 410-11 Large Lot Residential

Position: Not Stated

Summary of Submission

Amend Chapter 11 Large Lot Residential by adding the provision detailed in Appendix 6 attached to this submission.

Submitter Number: 687 Submitter: Lynden Cleugh

Contact Name: Email: cleugh.glendene@xtra.co.nz

Address: PO Box 196, Wanaka, New Zealand, 9343

Point Number 687.2 Provision: 410-11 Large Lot Residential

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Adopt the submission by Land & Infrastructure Management Ltd (LIM) which seeks an increased density within the Large Let Besidential Zone

density within the Large Lot Residential Zone.

Submitter Number: 709 **Submitter:** Aspiring Lifestyle Retirement

Village

Contact Name: Duncan White Email: duncan.white@ppgroup.co.nz

Address: PO Box 283, Wanaka, New Zealand, 9343

Point Number 709.2 **Provision:** 410-11 Large Lot Residential

Position: Oppose

Summary of Submission

That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on

Cardrona Valley Road.

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.76 Provision: 410-11 Large Lot Residential >

412-11.2 Objectives and Policies

Position: Not Stated

Summary of Add a new Objective 11. 2.3 as follows:

Submission 77.2.3 Objective - Manage the development of land within noise affected environments to ensure

mitigation of noise and reverse sensitivity effects.

Point Number 719.77 Provision: 410-11 Large Lot Residential >

412-11.2 Objectives and Policies

Position: Not Stated

Summary of Add a policy to 7.2.10 Objective as follows:

Submission 11.2.3.1 All new and altered buildings for residential and other noise sensitive activities

Cinc/uding community uses) located within the State highway noise effects area shall be

designed to meet internal sound levels of AS/NZ 2707:2000.

Point Number 719.78 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 454-11.5.4

Position: Not Stated

Summary of Add a new Rule 11.5.4.1 as follows: **Submission** 11. 5.4.1 For buildings located adiag

11. 5 .4.1 For buildings located adjacent to a State highway. Any new residential buildings. or

buildings containing activities sensitive to road noise. located within:

80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater. or . 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.

Shall be designed. constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in

accordance with AS/NZ2 707:2000.

Submitter Number: 810 Submitter: Te Runanga o Moeraki, Kati

Huirapa Runaka ki Puketeraki, Te

Runanga o Otakou and Hokonui

Runanga collectively

Manawhenua

Contact Name: Tim Vial Email: tim@ktkoltd.co.nz

Address: PO Box 446, Dunedin, New Zealand, 9054

Point Number 810.33 **Provision:** 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 455-11.5.5

Position: Not Stated

Summary of Submission

Setback of buildings from water bodies: Add a further matter of discretion:

Manawhenua values.

Submitter Number: 812 Submitter: Land & Infrastructure

Management Limited

Contact Name: A M Seyb Email: seyb@xtra.co.nz

Address: PO Box 22216, Khandallah, Wellington, New Zealand, 6441

Point Number 812.1 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 459-11.5.9

Position: Not Stated

Summary of Submission

Seek a reduction of the minimum lot size within the Large Lot Residential Zone from 4000m2 to

2000m2.

Point Number 812.2 Provision: 410-11 Large Lot Residential >

447-11.5 Rules - Standards for

Activities > 452-11.5.2

Position: Oppose

Summary of Submission Building coverage should be amended to 30%.

Chapter 12 - Queenstown Town Centre

Submitter Number: 20 Submitter: Aaron Cowie

Contact Name: Email: aaron_leamington@hotmail.com

Address: New Zealand, 0000

Point Number 20.3 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even

higher

Point Number 20.4 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That the centre of Queenstown is pedestrianised (except for service vehicles) in the short to

medium term.

Point Number 20.6 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even

higher

Submitter Number: 53 Submitter: Shipleys AV

Contact Name: paul Inger Email: pauli@shipleys.co.nz

Address: 36 Quill Street, Lake Hayes Estate, Queenstown, New Zealand, 9304

Point Number 53.1 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

567-12.5.11

Position: Support

Summary of Submission

Support the creation of an entertainment precinct in the CBD, however the boundaries will need to be reviewed every six months. Council needs to understand more as to how waves (frequencies) work, their effect when interacting with other surfaces and substances, and how sound travels through the air and ground, and the different ways of handling noise pollution absorption, reflection and diffusion.

Submitter Number: Submitter: 59 Lynda Baker

Contact Name: Email: lyndab@queenstown.school.nz

Address: 10 Golden Terrace, Queenstown, New Zealand, 9300

Point Number 59.1 **Provision:** 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Support proposed policy 12-2-2-2 but request that:

a) a clause be added such as 'Developers required to add positively to the availability of car parking spaces in CBD or near surrounds'

b) provision be made for car parking based on the size of the building. At present workers are parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from

having somewhere to park.

c) the word 'historic' be added to the third point as follows. 'Positively respond to the Town Centre's historic character' as the term 'Town Centre's character' is ambiguous and does not

refer to the heritage of the Town Centre.

Point Number 59.2 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 561-12.5.10

Position: Oppose

Summary of Submission Retain/ change the maximum height limit in Precinct 1 to 8.5 m as the proposed 15 m height has

adverse effects and contradicts policies 12-2-2-2 and 12-2-2-3.

Point Number 59.3 **Provision:** 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Oppose

Summary of Submission

Retain/ change the maximum height limit in Precinct 1 to 8.5 m, as increasing height will adversely affect views, sunlight, and the quality of public spaces and contradicts policies 12-2-2-2 (regarding maintaining the existing human scale of the CBD and contributing to the quality of public spaces and footpaths and positively responding to the Town Centre's character) and 12-2-2-3 (regarding retaining and providing important view shafts of surrounding landscapes and maintaining sunlight access to public spaces and footpaths). Increased height and mass of buildings will increase the number of workers and visitors to the Town Centre and this will

increase traffic congestion, pollution and parking issues.

Point Number 59.4 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

Position: Support

Summary of Submission Remove policies 12-2-2-4 and 12-2-2-5 such that the policies make no provision for buildings to

exceed the height limits in the Town Centre.

Submitter Number: 70 Submitter: Westwood Group

Contact Name: Tony Butson Email: tony@butson.co.nz

Address: PO Box 1120, Queenstown, New Zealand, 9300

Point Number 70.1 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The proposed entertainment zone should also include the Steamer Wharf and a 'Steamer Wharf

entertainment zone' established.

Submitter Number: 71 Submitter: Chris Duffy

Contact Name: Email: chris.duffy@crowehorwath.co.nz

Address: 716 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300

Point Number 71.1 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Support

Summary of Submission

Position:

The Steamer Wharf should also be classified as part of the Entertainment Precinct.

Submitter Number: 82 Submitter: Toni Okkerse

Contact Name: Email: tokkerse@outlook.com

Address: 32 Park Street, Queenstown, New Zealand, 9300

Support

Point Number 82.1 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 474-12.2.2.2

Summary of Support Policy 2.2.2.2 but amend it by: **Submission** a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds' b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic character' And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street **Point Number** 82.2 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3 Position: Support Summary of Support proposed policy 12.2.2.3 however make provision for carparking based on the size of Submission the building - currently workers are parking all day in places like the gardens and the Park Street **Point Number** 82.3 Provision: 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1 Position: Other - Please clearly indicate your position in your submission below Summary of Change the proposed maximum height limit in Precinct 1 to 8.5 m as opposed to the 15 m Submission proposed.

Point Number 82.4 **Provision:** 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

Position: Oppose

Summary of Remove Policy 12.2.2.4 and, as such, make no provision for buildings to exceed the height limits **Submission** in the CBD

Point Number Provision: 82.5 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 477-12.2.2.5

Position: Oppose

Summary of **Submission**

Remove Policy 12.2.2.5 and, as such, make no provision for buildings to exceed the height limits

in the CBD

151 **Submitter Number:** Submitter: Imperium Group

Contact Name: Email: Tony Ray tray@mactodd.co.nz

Address: PO Box 653, Queenstown, Queenstown, New Zealand, 9348

Point Number 151.1 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of **Submission**

Delete last sentence commencing 'The Entertainment Precinct....' from the Queenstown Town

Centre 12.1 Zone Purpose AND make all other deletions, alterations, amendments,

consequential or otherwise necessary to give full effect to this submission.

Point Number 151.2 **Provision:** 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

Position: Oppose

Summary of Amend Policy 12.2.1.3 by deleting the words 'without unduly restrictive' and inserting in their

Submission place 'subject to appropriate.' Point Number 151.3 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

Position: Oppose

Summary of Submission Delete clause (b) from Policy 12.2.3.3

Point Number 151.4 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4

Position: Oppose

Summary of Submission

Delete clause (d) from Policy 12.2.3.4 regarding the entertainment precinct

Point Number 151.5 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

567-12.5.11

Position: Oppose

Summary of Submission

Delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.1; replace '75' with '70' in Rule 12.5.11.1 (c); delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.2; delete Rules 12.5.11.3, 12.5.11.4, and 12.5.11.5; and delete the second bullet point from the 'Exemptions'. There is no iustifiable resource management reason for providing separate and increased noise limits for that part of Queenstown Town Centre shown marked 'Town Centre Entertainment Precinct' in the District Plan Review and making provisions for higher noise limits with the zone will result in significant adverse effects on properties both within the Precinct and in the vicinity of the Precinct, particularly for existing residential and visitor accommodation uses. There is no justification for Rules 12.5.11.2, 12.5.11.3, 12.5.11.4 which effectively allow excessive noise to spill over' into areas outside the Precinct in a manner that would depart from the standard noise provisions in the Plan which require that noise received from another zone (or sub-zone) comply with the noise limits for the zone within which the noise is received. There has been no or insufficient consideration been given to alternative options such as smaller increases in noise in areas within the proposed Precinct being assessed on a case by case basis by classifying those increases as discretionary or restricted discretionary activities with either full or limited notification.

Point Number 151.6 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

576-12.5.13

Position: Oppose Delete Rule 12.5.13 **Summary of Submission**

Contact Name: Email: karenb2711@gmail.com Address: 5 Huff Street, Queenstown, New Zealand, 9300 **Point Number** 159.1 Provision: 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 Position: Oppose Summary of Increasing building height allowances in the Town Centre is not productive for Queenstown as a

Submitter:

Karen Boulay

Point Number 159.2 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

Summary of Increasing building height allowances in the Town Centre is not productive for Queenstown as a

tourist mecca and is opposed.

Oppose

tourist mecca and is opposed

Submitter Number:

Submission

Position:

Submission

159

Submitter Number: 187 Submitter: Nicholas Kiddle

Contact Name: Email: nikkiddle@yahoo.com

249 Frankton Road, Queenstown, New Zealand, 9300 Address:

Point Number 187.4 **Provision:** 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

Position: Support

Summary of Submission Support 12.2.3.3 regarding the provision for noisier nighttime activity within the entertainment

precinct

Point Number 187.5 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Retain the building height limits under review as, in general, raising building height limits is

supported

Point Number 187.11 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

> 486-12.2.3.4

Position: Support

Summary of Submission

Encourage car parking within (i.e. inside) buildings in CBD and entertainment precinct

Point Number 187.12 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4

Position: Support

Summary of Submission Car parking spaces should be provided within (i.e. inside) buildings within the CBD and within

the entertainment precinct (policies 12.2.4.1, 12.2.4.4, 12.2.4.6)

Point Number 187.13 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

510-12.4.2

Position: Support

Summary of Car parking spaces should be provided within (i.e. inside) buildings within the CBD and within the

Submission entertainment precinct.

Point Number 187.14 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Retain the building height limits under review as, in general, raising building height limits is

Submission supported

Submitter Number: 206 Submitter: Lindsay Jackson

Contact Name: Email: lindsay@dyingstar.net

Address: 33 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 206.6 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Oppose

Summary of Submission Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Change the proposed maximum height limit in Height

Precinct 1 to 8.5 m as opposed to the 15 m proposed.

Point Number 206.7 **Provision**: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 476-12.2.2.4

Position: Oppose

Summary ofOpposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Remove Policy 12.2.2.4 and, as such, make no provision

for buildings to exceed the height limits in the CBD.

Point Number 206.8 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 477-12.2.2.5

Position: Oppose

Summary of Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to **Submission** exceed height limits in the town centre. Remove Policy 12.2.2.5 and, as such, make no provision

for buildings to exceed the height limits in the CBD.

Point Number 206.9 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 474-12.2.2.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support proposed policy 12-2-2-2 but request that:

a) a clause be added such as 'Developers required to add positively to the availability of car

parking spaces in CBD or near surrounds'

b) provision be made for car parking based on the size of the building. At present workers are

parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from

having somewhere to park.

c) the word 'historic' be added to the third point as follows. 'Positively respond to the Town

Centre's <u>historic</u> character' as the term 'Town Centre's character' is ambiguous and does not

refer to the heritage of the Town Centre.

Point Number 206.11 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Oppose

Summary of Submission Opposes the maximum height limit of 15m in Precinct 1. Change the proposed maximum height

limit in Height Precinct 1 to 8.5 m as opposed to the 15 m proposed.

Submitter Number: 212 Submitter: E J L Guthrie

Contact Name: Tony Ray Email: tray@mactodd.co.nz

Address: PO Box 653, Queenstown, Queenstown, New Zealand, 9348

Point Number 212.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary of Submission Confirm the provisions of Chapter 12 (Queenstown Town Centre) including but not limited to, the

Zone Purpose and all Objectives, Policies and Rules, as notified.

Submitter Number: 217 Submitter: Jay Berriman

Contact Name: Email: jay@epkcrew.com

Address: 30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300

Point Number 217.6 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission As a commercial building owner of 9b Earl St, the submitter supports 12.1 and the proposed

Zoning of the Town Centre.

Point Number 217.7 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

Position: Oppose

Summary of Submission That there be no increase to noise levels in the entertainment precinct or any other zones (i.e. the noise limit at night in the entertainment district and all other zones should be retained at the current level) and that the number of liquor licenses in the Town Centre be restricted as increases in noise and antisocial behavior associated with the party image affects the tenant's visitor accommodation business and a more balanced approach to night entertainment is needed.

Point Number 217.8 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. Position: Support **Summary of** Support and encourage sustainable growth that does not effect existing business or is to the **Submission** detriment of the appeal of Queenstown. 464-12 Queenstown Town Centre **Point Number** 217.9 **Provision:** > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2 Position: Support **Summary of** Agree with Objective 12.2.2. Good quality building and effective planning in the Town Centre. **Submission Point Number** 217.10 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3 Position: Oppose Summary of With regard to 12.3.3.3(b), as a commercial building owner 9b Earl St, the submitter does not **Submission** support any noise increase in the entertainment or any other zones, and would like to see a more balanced approach to the night entertainment in Queenstown centre. **Point Number** 217.11 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 Position: Support **Summary of** Support Objective 12.2.4 in order to see good quality town planing for the long term. **Submission Point Number** 217.12 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 Position: Support

Summary of Sup Submission

Support the implementation of Objective 12.2.5

Point Number 217.13

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1

Position: Oppose

Summary of Submission Oppose the increase of 5 db in the night time (2200 to 0800) noise level to 75 db (12.5.11.1(c) as, being a commercial building owner 9b Earl St, I do not wish to see any noise increase in the entertainment or any other zones - the noise limit at night in the entertainment district and all

Provision:

other zones should not exceed 60 db.

Point Number

217.14

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

573-12.5.12

Position: Support

Summary of Submission

Satisfy good acoustic insulating practices in all new buildings.

Point Number

217.24

Provision:

464-12 Queenstown Town Centre > 508-12.4 Rules - Activities >

512-12.4.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Restrict the number of liquor licenses in the Town Centre in order to discourage increases in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old, noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's

effects on our towns image and sustainability as a high end product.

Point Number

217.25

Provision:

464-12 Queenstown Town Centre > 508-12.4 Rules - Activities >

515-12.4.5

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Restrict the number of liquor licenses in the Town Centre in order to discourage any increase in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old, noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's effects on our towns image and sustainability as a high end product.

Point Number 217.26 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

576-12.5.13

Position: Support

Summary of Submission

Satisfy good acoustic insulating practices in all new buildings.

Point Number 217.27 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

579-12.5.14

Position: Support

Summary of Submission Satisfy good acoustic insulating practices in all new buildings.

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women

Southern Southern

Email: nortyqt@xtra.co.nz

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.4 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, to includes these points in the zone purpose, noting that the guidelines are only about buildings, which alone does not define character and that more analysis is needed:

- 1. Include council landscaping(including hard and soft) standards and guidelines.
- 2. Natural features (land form, water, significant vegetation)
- 3. Major roads and pathways
- 4. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
- 5. Public open spaces (orientation, pedestrian routes)
- 6. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
- 7. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)

Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space.

Point Number 238.14 **Provision:** 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

535-12.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

To align policy with that sought by the Wanaka team on the town centre, we seek that all development over 80 % of a site be discretionary to allow for permeability and connections to be

made through sites.

Point Number Provision: 238.65 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, include points 1-7 in zone purpose, noting that the Design Guidelines are only about buildings, which alone does not define character:

- 1. Natural features (land form, water, significant vegetation)
- 2. Major roads and pathways
- 3. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
- 4. Public open spaces (, orientation, pedestrian routes)
- 5. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
- 6. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
- 7. Experiences (way finding, memorable sequences, views)
- 8. Council landscaping (including hard and soft) standards and guidelines.

Point Number 238.66 Provision: 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend as follows as unclear what "administrative" means: "A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, administrative, local government, entertainment, cultural, and tourism activity"

Point Number	238.67	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 468-12.2.1.1			
Position:	Other - Please clearly i	Other - Please clearly indicate your position in your submission below				
Summary of Submission	intensification within th building height provide	Amend the policy as follows as it is unclear what 'satisfactorily mitigated' means: "Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are in accordance with best practice Urban design principles."				
Point Number	238.68	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 471-12.2.1.4			
Position:	Other - Please clearly i	Other - Please clearly indicate your position in your submission below				
Summary of Submission		Amend this policy as follows as it is questioned why we should accept a lower level of amenity- it is just noise - and some people will love noise and choose to be in that area and we need to design for this:				
	there will be be a lowe		activities while acknowledging that eased noise and activity due to the mix			
Point Number	238.69	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2			
Position:	Other - Please clearly i	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Good to see acknowledgement of sense of place/ identity in this objective but request more information on what this actually means. Does the Queenstown Town Centre strategy need updating?					
Point Number	238.70	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 473-12.2.2.1			
Position:	Other - Please clearly i	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Support the Council requiring development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015 but request that the guidelines or zone purpose be expanded to cover the following point and that developments are reviewed by the QLDC Urban design Panel:					
	 Include council landscaping(including hard and soft) standards and guidelines. Natural features (land form, water, significant vegetation) Major roads and pathways Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities) 					

	 □ Public open spaces (orientation, pedestrian routes) □ Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces) □ Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activitie density and intensity) □ Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space. 				
Point Number	238.71	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4		
Position:	Other - Please clearly inc	Other - Please clearly indicate your position in your submission below			
Summary of Submission	"superior" design (i.e. wh etc): "Allow buildings to outcome is of a high qua the permitted height; - r	Amend the first bullet point of the policy as follows to avoid difficulties in quantifying or judging "superior" design (i.e. what can that mean. not just about buildings but spaces, connections etc): "Allow buildings to exceed the discretionary height standards in situations where: • The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height; - reviewed by urban design panel; and - there is positive public engagement with the street			
Point Number	238.72	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5		
Position:	Other - Please clearly inc	Other - Please clearly indicate your position in your submission below			
Summary of Submission	and in recognition that our lanes and alleyways at a small grain are a big feature of				
	 "b) Provision of sunlight to any public space of prominence or space where people regularly congregate Provision of a pedestrian link open to the sky Provision of high quality, safe public open space Retention of a view shaft to an identified landscape feature Promote restoration and opening up of Horne Creek" 2) Identify/ list the "identified landscape features" referred to in Policy 12.2.2.5 in a document somewhere and state who has identified them.				
Point Number	238.73	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2		
Position:	Other - Please clearly inc	Other - Please clearly indicate your position in your submission below			
Summary of Submission		Add the following further Policy in recognition that Council has a role in managing and investing in street environment and encouraging vitality through both soft and hard. landscaping (council			

should lead the way in this regard):

"12.2.2.10 Council will invest ,maintain and promote excellent urban design and amenity in all council owned and managed public spaces"

Point Number 238.74 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

> 486-12.2.3.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Mostly support Policy 12.2.3.4 but amend it as follows in order to recognise that density should

not create less amenity but, rather, should create more vibrancy:

"Enable residential and visitor accommodation activities within the Town Centre while: (a) Acknowledging that these areas will be noisy and activelevel of amenity will be lower than in residential zones due to the density, mixed use, the late night nature of the Town Centre and

requiring that such sensitive uses are insulated for noise."

238.75 464-12 Queenstown Town Centre **Point Number Provision:**

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

490-12.2.4.1.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support Policy 12.2.4.2 but amend by adding the following bullet points in recognition that pedestrian experiences are greatly enhance by small laneways and of the importance of opening

up Horne Creek:

"... e) Laneways and small streets open to the sky are a key feature of Queenstown character

and should be promoted and encouraged wherever possible.

f) Horne creek is a key feature of Queenstown character and should be promoted as both a

visual and pedestrian feature wherever possible"

238.76 464-12 Queenstown Town Centre **Point Number Provision:**

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

494-12.2.4.5

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Amend Policy 12.2.4.5 as follows:

"Plan for future public transport options by considering the needs of public transport services and

supporting infrastructure when designing roading improvements or considering jetty

applications."

Point Number 238.77 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 496-12.2.5 Objective 5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Generally support Policy 12.2.5.6 but amend it as follows in recognition that it is not just location and appearance that need to be considered but also blocking views, filling up harbour etc.:

"Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict location and appearance criteria review by the urban design panel"

Point Number 238.78 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support increased height and recession rules and support 4 stories if done well and provided all

buildings in the town centre zone are reviewed by the urban design panel.

Point Number 238.79 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support increased height and recession rules and support 4 stories if done well and provided all

buildings in the town centre zone are reviewed by the urban design panel.

Point Number 238.80 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

516-12.4.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Request:

Restricted discretionary activity status for buildings that go through the urban design panel and <u>full</u> discretionary status for all others as there needs to be some incentive.
 (Also, it is not just about external appearance etc and who gets to say these are the right colours - will we always have to think in recessive colours, who gives permission to go outside the square, safe stuff?); and

That all buildings in the town centre be subject to review by urban design panel

Point Number 238.81 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

555-12.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend Rule 12.5.8 as follows to recognise the importance of pedestrian links that are open to

Submission

the sky.

"Note: Nothing in rules 12.5.8.1 and 12.5.8.2 shall prevent a building or part of a building being constructed at first floor level over a pedestrian link. Pedestrian links should be open to the sky.

Point Number

238.82

Provision:

464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

555-12.5.8

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission The pedestrian link map is an insufficient size and the format is not supported and it should be renamed a "permeability" map.

The map should be amended (as further detailed in the map attached to the submission) to:

- Show desired locations/ future pedestrian linkages rather than just existing ones, and fails to show important links that have been introduced since the last map i.e. Ngai Tahu courthouse area and opening up of Horne creek. Horne creek should be included.
- Encompass Gorge Road retail and expanded town centre and show all existing and desired links.
- Show what will be required, not just in this zone but in all town centre, mixed use zones

The map is is too restrictive- shows erosion of former links into covered in ,ghastly malls which we don't want.

There could be incentives - i.e. height etc for linkages offered in desired areas.

Submitter Number: 243 Submitter: Christine Byrch

Contact Name: Email: chrisbyrch@hotmail.com

Address: PO Box 858, Queenstown, New Zealand, 9348

Point Number 243.5 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Has an interest in (neither in support or opposition to) Figure 2 but there is no decision sought or

reason specified

Point Number 243.6 Provision: 464-12 Queenstown Town Centre

> 584-12.6 Non-Notification of

Applications

Position: Oppose

Summary of Submission

Amend Clause 12.6.2.2 such that a breach of the building coverage rule in relation to large developments in the Town Centre Transition subzone and comprehensive development of sites

1800m² or greater should be notified.

Submitter Number: 247 **Submitter:** Pog Mahones Irish Pub

Contact Name: Brian Collins Email: brian@frenzigroup.co.nz

Address: PO Box 650/14 Rees Street, Queenstown, New Zealand, 9348

Point Number 247.1 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.

Submitter Number: 250 Submitter: 1876 Bar & Restaurant

Contact Name: Craig Eccles Email: craig@1876.co.nz

Address: po box 415, Central, Queenstown, NZ, 9348

Point Number 250.1 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Objective 12.3.3 and Policy 12.2.3.3 (i.e. (a) Enable night time dining and socialising in varying degrees through out the town centre). Agree with the Objective provided businesses are treated fairly and equally and that all businesses that have current outdoor areas in the CBD are allowed to offer extended outside dining and socialising until at least 12 am, in line with most tourist destinations and modern cities. This activity shouldn't just be only for those in the proposed

Entertainment Precinct or those currently on old licences or on trial at the wharf, but for all businesses in appropriate areas such as Ballarat Street (from Camp Street to Stanley Street) as there are no accommodation providers in the area and the majority have good outdoor areas for patrons which adds to the vibrancy as you enter the CBD.

Submitter Number: 302 Submitter: Grand Lakes Management Limited

Contact Name: Laura Buttimore Email: laura@rmgroup.co.nz

Address: 69 Cambridge Terrace, Christchurch Central, Christchurch, New Zealand, 8013

Point Number 302.1 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3

Position: Oppose

Summary of Submission Oppose the increase in night time noise from music from 50 to 55dB LAeq (Rule 12.5.11.3) as this will have a significant adverse effect on the GLML operation (Sofitel Hotel and Spa) and noise insulation requirements will not address the issues facing existing buildings and are

inequitable.

Point Number 302.2 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1

Position: Support

Summary of Submission

Support the retention of the Town Centre Zone day time and night time noise levels

Point Number 302.3 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3

Position: Support

Summary of Submission

Support the 5 minute measuring of noise from music (Rule 12.5.11.3 (a) and (b)).

Submitter Number: 308 **Submitter:** Well Smart Investment Holding

(NZQN) Limited

Contact Name: Paul Arnesen Email: pa@planningfocus.co.nz

Address: PO Box 911361, Auckland, Auckland, New Zealand, 1142

Point Number 308.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary of Submission

Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on

development and use beyond those applied to other Town Centre zoned sites, and any such

other consequential relief as is necessary to give effect to the submission.

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.35 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Support

Summary of Submission Support the Queenstown Town Centre Zone Purpose

Point Number 380.36 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

Position: Support

Summary of Submission Support Objective 2 (12.2.2)

Point Number 380.37 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

Position: Support

Summary of Submission

Support Objective 3 (12.2.3)

Point Number 380.38 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4

Position: Support

Summary of Submission Support Objective 4 (12.2.4)

Point Number 380.39 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

Position: Support

Summary of Submission

Support Objective 5 (12.2.5)

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.30 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

511-12.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear as the intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.

Point Number 383.31 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 538-12.5.2 > 539-12.5.2.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend rule 12.5.2.1 such that only those buildings on the north side of Beach Street and located between Rees Street and Camp Street shall be set back a minimum of 0.8 m; noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply it only to the Rees/ Camp Street block.

Point Number 383.32 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 538-12.5.2 > 540-12.5.2.2.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend rule 12.5.2.2 to require that only buildings on the south side of Beach Street <u>and</u> located between Rees Street and Camp Street shall be set back a minimum of 1 m, noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply the setback only to the Rees/ Camp Street block.

Point Number 383.33 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Amer Submission exce

Amend Rule 12.5.9 as per the wording suggested in the submission such that any building exceeding 12 m in Precinct 1A (Brecon St East) is a restricted discretionary activity

Point Number 383.34 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the Height Precinct Map (Figure 2; Chapter 12) such that Precinct 3 includes all the area within the red line shown in the map included with the submission. I.e. including those areas to the north, which are currently either included in P5 or not included within any precinct (i.e. the rear parts of the marine Parade Site at the corner of Marine Parade and Church Street have no precinct assigned to them).

Point Number

383.212

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

561-12.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Rule 12.5.10.1 as per the wording suggested in the submission such that any building exceeding a 15.5 m in Precinct 1A (Brecon St East) is a non-complying activity.

Point Number 383.213 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Rule 12.5.10.1 as per the wording suggested in the submission such that it is clear that Height Precinct P2 is subject to standard 12.5.10.1 and that, as such, buildings can extend to 14 m in P2. This reflects the rationale outlined in the S 32 report that the greater height is enabled in order to offset the relatively low heights enabled on the Beach Street side of that block.

Point Number 383.214 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Correct the Typographical error in Rule 12.5.10.4 as follows: 'In Height Precinct 7 (Man Street), the maximum height shall be 11m above 327.1 masl, except that within the viewshafts identified on the Height Precinct map, the maximum height shall be 4m above 327.7 masl'.

Submitter Number: Submitter: 394 Stanley Street Investments

Limited and Stanley Street Limited

and Kelso Investments Limited

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number Provision: 464-12 Queenstown Town Centre 394.1

Position: Support

Summary of Submitter seeks that their property located on the corners of Stanley Street, Shotover Street and **Submission** Gorge Road shown on proposed Planning Map 36 is zoned Queenstown Town Centre Zone.

Submitter Number: 398 Submitter: Man Street Properties Limited

Sam Buchan sam@gtoddlaw.com **Contact Name:** Email:

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 398.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre', as this will provide **Summary of** Submission for a logical expansion of the town centre; will better reflect this existing interrelationship; be an

efficient use of a scarce resource and better enable development of the site.

464-12 Queenstown Town Centre **Point Number** 398.4 **Provision:**

> 534-12.5 Rules - Standards >

561-12.5.10

Support Position:

Summary of Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of

Submission 11m.

3-Part Three - Urban Environment **Point Number** 398.5 **Provision:** > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2 Position: Support **Summary of** Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of **Submission** 11m. **Point Number** 398.6 464-12 Queenstown Town Centre **Provision:** > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1 Position: Other - Please clearly indicate your position in your submission below **Summary of** Modify Rule 12.4.6.1 so that it triggers a controlled activity consent; not a restricted discretionary Submission activity consent. **Point Number** 398.7 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and **Policies** Position: Other - Please clearly indicate your position in your submission below Summary of Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 **Submission** that inform and support Rule 12.4.6.1. **Point Number** 398.8 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 518-12.4.6.2 Position: Oppose Summary of Delete rule 12.4.6.2 as it relates to sites larger than 1800m². Submission **Point Number** 398.9 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and **Policies** Position: Other - Please clearly indicate your position in your submission below Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 Summary of **Submission** that inform and support Rule 12.4.6.2. **Point Number** Provision: 3-Part Three - Urban Environment 398.10 > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Confirm or move the position of the viewshafts on the Submitter's site so the western-most view shaft is positioned to correspond with Section 26 Block IX Town of Queenstown. It is unclear in Figure 2: Height Precinct Map where the view shafts identified on the Submitter's sites are positioned in relation to sites on Shotover Street.

Point Number 398.11 **Provision:** 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the maximum height control for the following sites as follows:

- Section 6 Block IX Town of Queenstown Maximum height 338 masl
- Section 5 Block IX Town of Queenstown -Maximum height of 331 masl
- Section 1-4, 29 & 30 Block IX Town of Queenstown -Maximum height of 328 masl
- Lot 1 DP 350318 Maximum height of 337 masl
- Sec 26 Block IX Town of Queenstown Maximum height of 330.1 masl

 Sec 21,23-25 Block IX Town of Queenstown and Part Lot 2 and Lot 4 DP 7789 and Lot 2 DP 25433 - Maximum height of 328 masl

Point Number 398.12 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015

that inform and support Figure 2 Height Precinct Map.

Point Number 398.13 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Oppose

Summary of Submission Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433, which should better reflect the maximum height controls proposed within this submission and other height controls on Man

Street.

Point Number 398.14 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

558-12.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission	Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433 should better reflect the maximum height controls proposed within this submission and other height controls on Man Street.			
Point Number	398.15	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4	
Position:	Oppose			
Summary of Submission	Delete Rule 12.5.14.4			
Point Number	398.16	Provision:	464-12 Queenstown Town Centre	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.			
Point Number	398.17	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Support in part the objectives, policies and rules that enable and promote development in the Town Centre Zone and support and inform the identification of the submitter's site within Height Precinct 7 and Rule 12.5.10.4, which provides for an 11m height limit on the site.			
Point Number	398.18	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.			
Point Number	398.19	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14	
Position:	Other - Please clearly indicate your position in your submission below			
Summary of Submission	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.			

Submitter Number: 417 Submitter: Ellis Gould

Contact Name: Daniel Sadlier Email:

Address: PO Box 1509, Auckland, New Zealand, 1140

Point Number 417.1 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards

Position: Oppose

Summary of Submission

Mr Boyle seeks the following relief:

(a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the

Queenstown Town Centre are no greater than those enabled in the Operative Plan;

(b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative

Plan; and

(c) All other related, consequential or alternative relief that is required in order to give effect to this submission, including with respect to the objectives, policies and other text and maps

comprising part of the Proposed Plan.

Point Number 417.2 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Mr Boyle seeks the following relief:

(a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the

Queenstown Town Centre are no greater than those enabled in the Operative Plan;

(b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative

Plan; and

(c) All other related, consequential or alternative relief that is required in order to give effect to

this submission, including with respect to the objectives, policies and other text and maps

comprising part of the Proposed Plan.

Submitter Number: 438 **Submitter:** New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141 **Point Number** 438.26 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 Position: Support Summary of Retain Standard 12.5.9 as notified **Submission** 464-12 Queenstown Town Centre **Point Number** 438.27 **Provision:** > 534-12.5 Rules - Standards > 561-12.5.10 Support Position: Summary of Retain Standard 12.5.10 as notified Submission

Submitter Number: 470 Submitter: Queenstown Playcentre

Contact Name: Mindy Swigert Email: queenstownplaycentre@xtra.co.nz

Address: PO Box 176, Queenstown, 9348

Point Number 470.2 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Generally support increasing density close to town, however we are concerned about the lack of surety of adequate residential (or community) amenity being safeguarded for neighbours of new medium and high density residential development and request that guidelines are introduced and plans are reviewed by an appropriate panel to ensure that Queenstown Lakes District remains a great place to live for our local families. Density need not reduce residential or community

amenity but can if proper safeguards are not put in place.

Point Number 470.4 **Provision:** 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Generally support increasing density close to town, however we are concerned about the lack of surety of adequate residential (or community) amenity being safeguarded for neighbours of new medium and high density residential development and request that guidelines are introduced and plans are reviewed by an appropriate panel to ensure that Queenstown Lakes District remains a great place to live for our local families. We know that density does not have to mean loss of residential or community amenity - but it certainly can if proper safeguards are not put in place.

Submitter Number: 474 Submitter: Evan Jenkins

Contact Name: Email: evankiwi@gmail.com

Address: P.O. Box 851, Tahuna, Queenstown, New Zealand, 9348

Point Number 474.1 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the general objectives of the policies however 'vibrant' does not mean loud or louder. The overarching policy is to have a viable and vibrant town centre for everyone, not just the under 35 year olds. Unless well monitored this new less restrictive noise policy may be abused. Bars may try to outdo each other with increasing volume or open doors and windows.

I'm referring to music not outside dining, general conversation, etc.

Point Number 474.2 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 567-12.5.11 > 572-12.5.11.5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Regarding 12.5.11.5 ban all outside loudspeakers as they cannot be contained, infect public

space, and disturb customers of other establishments.

Point Number 474.3 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

567-12.5.11

Position: Other - Please clearly indicate your position in your submission below

Summary of Generally a good chapter but request some detail to show how compliance will be achieved **Submission** regarding music, especially live and loud. **Point Number** 474.4 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 488-12.2.3.6 Position: Other - Please clearly indicate your position in your submission below Regarding the night sky, fairy lights in trees are counterproductive. The Southern Light Strategy Summary of **Submission** in the District Plan is a really good ambition but bright outdoor fairy lights are rather against the spirit. **Point Number** 474.5 Provision: 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 Position: Other - Please clearly indicate your position in your submission below Summary of Amend the busking rules to forbid amplification of music. **Submission Point Number** 474.6 Provision: 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 Position: Other - Please clearly indicate your position in your submission below Summary of An 'entertainment precinct' has the potential to alleviate some noise issues however existing Submission examples of such precincts but are not very 'pretty' places late at night so lets not develop a mini version of The Cross(Sydney NSW) 'Queens Cross', Queenstown.

Submitter Number: 491 Submitter: Redson Holdings Ltd

Contact Name: Carey Vivian Email: carey@vivianespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 491.1 **Provision:** 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

535-12.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports Rule 12.5.1 which requires sites greater than 1800m2 to be comprehensively developed and for sites Town Centre Transition zone the maximum site coverage to be 75%. This support is on the basis that there will be no restrictive site coverage provisions within the wider Town Centre Zone on sites smaller than 1800m2 as proposed.

Support that there be no site coverage rule for the majority of the Town Centre Zone.

Requests Rule 12.5.1.1 be adopted.

Submitter Number: 503 **Submitter:** DJ and EJ Cassells, The Bulling

Family, The Bennett Family, M

Lynch

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 503.4 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

567-12.5.11

Position: Oppose

Summary ofSubmission
Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area,

users of the Gardens, and amenity values generally.

Submitter Number: 506 **Submitter:** Friends of the Wakatiou Gardens

and Reserves Incorporated

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 506.5 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

567-12.5.11

Position: Not Stated

Summary of Submission Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area,

users of the Gardens, and amenity values generally.

Submitter Number: 516 Submitter: MacFarlane Investments

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 516.4 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Amend the proposed plan and Map 36 as follows:

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan

Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number: 517 **Submitter:** John Thompson

Contact Name: Maree Baker-Galloway Email: maree.baker-

galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 517.4 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission Amend the proposed plan and Map 36 as follows:

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number: 544 Submitter: Good Group Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 544.1 **Provision:** 464-12 Queenstown Town Centre Position: Not Stated **Summary of** Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the **Submission** Town Centre Transition Sub-Zone. 464-12 Queenstown Town Centre **Point Number** 544.4 **Provision:** > 508-12.4 Rules - Activities > 512-12.4.4 > 513-12.4.4.1 Not Stated Position: **Summary of** Changing the status of Rule 12.4.4.1 to a Controlled Activity, and amending this rule to delete the Submission 12 am restriction on persons dining in a premise. **Point Number** Provision: 464-12 Queenstown Town Centre 544.5 > 534-12.5 Rules - Standards > 567-12.5.11 Position: Not Stated Apply Rules 12.5.11.3(a) and 12.5.11.4(a) throughout the QTCZ, except for within the Town Summary of **Submission** Centre Transition Sub-Zone and support in part the objectives and policies that inform Rules 12.5.11.3(a) and 12.5.11.4(a), subject to these noise rules applying throughout the QTCZ, except for within the Town Centre Transition Sub-Zone. **Point Number** 544.6 **Provision:** 464-12 Queenstown Town Centre Position: Not Stated Summary of Any consequential relief or alternative amendments to objectives and provisions to give effect to Submission the matters raised in this submission. **Point Number** Provision: 544.7 464-12 Queenstown Town Centre > 466-12.2 Objectives and **Policies** Position: Not Stated Summary of Opposes in part the objectives and policies that inform Rules 12.5.11.3(b) and 12.5.11.4(b) in terms of the noise limits proposed within these rules **Submission**

Submitter Number: 548 Submitter: Maximum Mojo Holdings Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 548.1 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Incorporate Plan Change 50 into the Proposed District Plan. Also see submission points 548.8

Submission to the HDR zone and 548.3 and 548.4 to the maps

Point Number 548.4 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

561-12.5.10

Position: Not Stated

Summary of That the building height limit for 10 Man Street is the same as the height limit for Height Precinct

Submission 7 (Man Street).

Point Number 548.5 **Provision:** 3-Part Three - Urban Environment

> 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2

Position: Not Stated

Summary of That the building height limit for 10 Man Street is the same as the height limit for Height Precinct

Submission 7 (Man Street).

Point Number 548.6 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Submission

Summary ofAny consequential relief or alternative amendments to objectives and provisions to give effect to

the matters raised in this submission.

Submitter Number: 549 Submitter: Watertight Investments T/A

REPUBLIC HOSPITALITY
GROUP (RHG) Operating
WINNIES, BALLARAT TRADING

COMPANY, ZEPHYR, BARUP,

HABANA, BELOW ZERO AND

BUFALLO CLUB.

Contact Name: Mike Burgess Email: mike@winnies.co.nz

Address: PO Box 655, Queenstown, New Zealand, 9348

Point Number 549.1 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of **Submission**

Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission

Submitter Number: 574 Submitter: Skyline Enterprises Limited

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 574.4 **Provision:** 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

That the Queenstown Town Centre Zone provisions be amended as outlined in this submission.

Submitter Number: 587 Submitter: Simple Simon Suck Fizzle Soup

and Gourmet Pie Company Trading as The Atlas Beer Cafe

Contact Name: Amy Freedman Email:

PO Box 1873, Queenstown, New Zealand, 9348 Address:

Point Number 587.1 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

Position: Not Stated

Summary of Submission

Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.

Point Number 587.4 **Provision**: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies

Position: Not Stated

Summary of Submission Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.

Point Number 587.5 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request any other additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.

Point Number 587.6 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

512-12.4.4

Position: Not Stated

Summary of Submission

A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.

Submitter Number: 589 **Submitter:** Goose Cherry Cod Catering

Company Limited Trading as Ivy

and Lolas

Contact Name: Amy Freedman Email:

Address: PO Box 1873, Queenstown, New Zealand, 9348

Point Number 589.1 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Not Stated

Summary of Submission Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.

Point Number 589.4 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies

Position: Not Stated

Summary of Submission Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.

Point Number 589.5 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request any other additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.

Point Number 589.6 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

512-12.4.4

Position: Not Stated

Summary of Submission A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.

Submitter Number: 596 Submitter: Ngai Tahu Property Limited &

Ngai Tahu Justice Holdings

Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 596.1 **Provision:** 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

The zoning of NTPL & NTJHL land Town Centre,

• The removal of controls over site coverage.

Point Number 596.4 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic

Courthouse buildings.

Point Number 596.5 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary,

Submitter Number: 599 **Submitter:** and others

Contact Name: Peter Fleming Email:

Address:	PO Box 498, Queenstown, New Zealand, 9348			
Point Number	599.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11	
Position:	Not Stated			
Summary of Submission	Oppose Rule 12.5.11 as unworkable. Retain the existing Town Centre noise boundaries and standards and oppose the entertainment precinct.			
Point Number	599.3	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2	
Position:	Not Stated			
Summary of Submission	Oppose the rule relating to visitor accommodation and ensure that any existing use rights regarding visitor accommodation as enabled by the existign plan are not diminished			
Point Number	599.4	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4	
Position:	Not Stated			
Summary of Submission	Oppose Rule 12.4.4 and specifically oppose the extended use of public areas for the consumption of liquor and hours of operation. There is no liquor policy. We both support and oppose other verations (sic).			
Point Number	599.7	Provision:	464-12 Queenstown Town Centre	
Position:	Not Stated			
Summary of Submission	What makes council think that diminishing standards will increase vibrancy			
Point Number	599.8	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9	
Position:	Oppose			
Summary of Submission	Oppose Precinct 1 as it effects the village square proposal and the waterfront			

Point Number 599.9 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 Position: Oppose Summary of Oppose Precinct 1 as it effects the village square proposal and the waterfront. **Submission** 464-12 Queenstown Town Centre **Point Number** 599.10 **Provision:** > 534-12.5 Rules - Standards > 555-12.5.8 Position: Oppose Oppose the pedestrian link map. The map is incorrect - as may be legal description. Summary of Submission **Point Number** 599.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 509-12.4.1 Position: Oppose Summary of Oppose 12.4.1 regarding permitted uses. **Submission Point Number** 599.12 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. Position: Not Stated Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and **Summary of Submission** does not take into account cumulative effects.

Submitter Number: 606 Submitter: Skyline Investments Limited &

O'Connells Pavilion Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 606.1 Provision: 464-12 Queenstown Town Centre

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

- The zoning of SIL's & OPL's land Town Centre,
- The removal of controls over site coverage,
- The removal of parapet height and recession plane controls applicable to Dairy Corner,
- The removal of parapet height controls from the Marine Parade Site and removal of the recession plane control applicable to the Marine Parade frontage of the Marine Parade Site,
- The removal of parapet height controls and relaxation of the height recession plane controls for the O'Connells site, and
- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.

Point Number

606.2

Provision:

464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

• The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.

Point Number

606.3

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

561-12.5.10 > 562-12.5.10.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

• The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a

height limit of 15m.

Point Number

606.4

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary.

Point Number

606.5

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

538-12.5.2 > 539-12.5.2.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• Rule 12.5.2.1 Building Setback is deleted,

Point Number

606.6

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

579-12.5.14 > 583-12.5.14.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• Rule 12.5.14.4 External Building Materials is deleted.

Point Number

606.7

Provision:

3-Part Three - Urban Environment > 3.6-12 Queenstown Town

Centre > 3.6.7-Figure 2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so:

• The portion of the Marine Parade Site that is currently not shown within a Height Precinct is identified within Height Precinct 4 and the Height Precinct Map is amended accordingly.

Submitter Number:

607

Submitter:

Te Anau Developments Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queensown, New Zealand, 9348

Point Number 607.26 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and

activities carried out on the surface of water and within the margins of waterways

Point Number 607.28 **Provision:** 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

Position: Not Stated

Summary of **Submission**

Amend objective 12.2.5 and supporting policies to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, are specifically

provided for.

Submitter Number: 609 Submitter: Skyline Properties Limited &

> Accommodation and Booking Agents Queenstown Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 609.1 **Provision:** 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

The zoning of SPL's & ABAQL's land Town Centre,

• The removal of controls over site coverage,

The removal of parapet height and recession plane controls applicable to the Town Pier site

and Part Section 16 and Lot 1 of the Eichardts site (Height Precinct 3), and

 The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m. **Point Number** 609.2 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1 Other - Please clearly indicate your position in your submission below Position: Summary of Support in part. **Submission** The Proposed District Plan as notified is confirmed as it relates to: The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m. **Point Number** 609.3 Provision: 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1 Position: Other - Please clearly indicate your position in your submission below Summary of Support in part. **Submission** The Proposed District Plan as notified is confirmed as it relates to: • The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m. **Point Number** 609.4 Provision: 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1 Position: Other - Please clearly indicate your position in your submission below Summary of Oppose in part. **Submission** The Proposed District Plan is modified so: Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary **Point Number** 609.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4 Position: Oppose Summary of The Proposed District Plan is modified so: **Submission** • Rule 12.5.14.4 External Building Materials is deleted.

Submitter Number: 614 **Submitter:** Shotover Memorial Properties

Limited & Horne Water Holdings

Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 614.1 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

• The zoning of the Submitter's land Town Centre,

• The removal of controls over site coverage,

• The removal of recession plane controls applicable to the Submitter's site, and

• The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m,

Point Number 614.2 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

•The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a

height limit of 14m,

Point Number 614.3 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

•The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a

height limit of 14m,

Point Number 614.4 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary

Point Number 614.5 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 579-12.5.14 > 580-12.5.14.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

• Rule 12.5.14.4 is deleted.

Submitter Number: 616 **Submitter:** Trojan Holdings Limited & Beach

Street Holdings Limited

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 616.1 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

• The zoning of THL & BSHL land Town Centre,

• The removal of controls over site coverage, • The removal of a parapet height control applicable to Stratton House, • The location of Stratton House and Avis within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m, and • The height recession plane control as provided in Rule 12.5.10.5 (a). **Point Number** 616.2 Provision: 464-12 Queenstown Town Centre Position: Other - Please clearly indicate your position in your submission below Summary of Oppose in part. **Submission** The Proposed District Plan is modified so: • Rule 12.4.6.1 triggers a controlled activity consent not restricted

Submitter Number: 617 Submitter: Tweed Development Limited

• Rule 12.5.2.1 Building Setback and Rule 12.5.10.1 (d) are deleted, and

Contact Name: Tim Williams Email: tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

discretionary,

• Rule 12.5.14.4 is deleted.

Point Number 617.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary of The Proposed District Plan as notified is confirmed as it relates to the zoning **Submission**

of Lot 1 DP 20093 and Sections 20 & 21 Block II Town of Queenstown Town Centre Zone.

Point Number 617.2 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Oppose

Summary of The Proposed District Plan is modified so Rule 12.4.6.1 triggers a controlled **Submission**

activity consent not restricted discretionary.

Point Number 617.3 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities

Position: Oppose

Summary of Submission The Proposed District Plan is modified to remove the requirement for a 0.8m

setback from Lower Beach Street and specifically Lot 1 DP 20093.

Point Number 617.4 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

555-12.5.8

Position: Oppose

Summary of Submission

The Proposed District Plan is modified so Rule 12.5.8 Figure 1 and the

associated descriptions provides for the change discussed in this submission.

Point Number 617.5 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4

Position: Oppose

Summary of Submission

The Proposed District Plan is modified so Rule 12.5.14.4 is deleted.

Submitter Number: 621 **Submitter:** Real Journeys Limited

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 621.42 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 475-12.2.2.3

Position:

Not Stated

Summary of Submission

Amend policy as follows:

Control the height and mass of buildings in order to:

- Retain and provide opportunities to frame important view shafts to the surrounding landscape;
 and
- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special

Character Area (as shown on Planning Maps 35 and 36); and

• Minimise wind tunnel effects of buildings and ensure the pleasantness of the environment for pedestrians is maintained.

Point Number

621.43

Provision:

464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 476-12.2.2.4

Position:

Not Stated

Summary of Submission

Amend policy as follows:

Allow buildings to exceed the discretionary height standards in situations where:

- The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;
- The cumulative effect of the additional height does not result in additional shading that will progressively degrade the

pedestrian environment or enjoyment of public spaces; and

- The increase in height will facilitate the provision of residential activity; and
- Views of the surrounding ONLs are maintained
- The additional building height does not worsen wind tunnel effects on pedestrian areas.

Point Number

621.44

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

494-12.2.4.5

Position:

Not Stated

Summary of Submission Amend Policy as follows:

Plan for future public transport options by considering the needs of public transport services and

supporting infrastructure when

designing roading transport improvements.

Point Number 621.45 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

> 498-12.2.5.2

Position: Not Stated

Summary of Submission Amend policy

Promote a strategic comprehensive approach to the provision of facilities for water-based

activities.

Point Number 621.46 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

> 499-12.2.5.3

Position: Not Stated

Summary of Submission Amend policy as follows:

Conserve Maintain and enhance, as far as practical where appropriate, the natural qualities and

amenity values of the foreshore

and adjoining waters.

Point Number 621.47 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

> 502-12.2.5.6

Position: Not Stated

Summary of Submission

Amend policy as follows

Provide for the development, maintenance, and upgrading of structures within the Queenstown

Bay waterfront area recognising

these structures are required to meet minimum safety and design standards. subject to

compliance with strict location and

appearance criteria

Point Number 621.48 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

511-12.4.3

Position: Not Stated

Summary of Submission Amend rule 12.4.3 as follows:

Commercial Activities within the Queenstown Town Centre Waterfront Subzone (including those

	that are carried out on a wharf				
	or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant				
	to Rule 12.4.7.2 in respect of:				
	(a) Any adverse effects of additional traffic generation from the activity and mitigation of those effects;				
Point Number	621.49	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4		
Position:	Not Stated				
Summary of Submission	Amend rule 12.4.4 (licensed premises) so that it also applies to premises hosting off-licenses.				
Point Number	621.50	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5		
Position:	Not Stated				
Summary of Submission	Amend rule 12.4.4 (licensed premi	ses) so that it also applies	s to premises hosting off-licenses.		
Point Number	621.51	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6		
Position:	Not Stated				
Summary of Submission	Amend Rule 12.4.6.1 to include a permitted relating to the storage of rubbish storage. Suggested wording is as follows:				
	Storage of rubbish shall be screened from view from all neighbouring properties and public places.				
Point Number	621.52	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1		
Position:	Not Stated				
Summary of Submission	Amend rule to delete clause relating to natural hazard assessments:				
	• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a				
	suitably qualified person is provided that addresses the nature and degree of risk the hazard(s)				

pose to people and property,

whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number

621.53

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

519-12.4.7

Position:

Not Stated

Summary of Submission

Amend Rule 12.4.7 to permit the maintenance of wharves, jetties and associated structures, enable certain buildings (e.g. ticket

offices), restrict other structures, and ensure all areas referred to in the rules are accurately identified on the planning maps as

follows:

Insert new permitted activity standard:

12.4.7.0 The maintenance and alteration of buildings, wharfs and Jetties within the Queenstown Town Centre Waterfront Zone

is a permitted activity provided the existing scale, intensity and character of the building or structure is maintained.

Amend 12.4.7.1 to refer to planning maps:

12.4.7.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park (as

shown on the planning maps) are discretionary activities.

Amend rule to make it restricted discretionary as follows:

12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone.

In respect of the above activities, the Council's discretion is restricted to the following matters unlimited but it shall consider:

- (i) The extent to which the proposal will:
- Maintain or enhance public access to the lake
- Affect water quality
- Affect navigation and people's safety
- Affect adjoining infrastructure
- Affect the operation of the "TSS Earnslaw"
- Improve Create an exciting and vibrant the vibrancy of the waterfront which maximises the opportunities and attractions

inherent in a visitor town situated on a lakeshore;

- Maintain Provide a continuous waterfront walkway from Horne Creek right through to St Omer Park:
- Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental

standards and the nature and scale of existing activities; and

• Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage

pumping.

• Maintain or enhance amenity values including character, including The extent to which any proposed structures or buildings

will: • Enclose views across Queenstown Bay; and • Result in a loss of the generally open character of the Queenstown Bay and

its interface with the land.

Insert new restricted discretionary activity:

12.4.7.3 Excluding maintenance and alterations permitted by rule 12.4.7.0 above, the construction and use of a single story

building for the purpose of a ticketing office is a restricted discretionary activity. Council's discretion is limited to:

• Building location, design and use in terms of compatibility with the nature and scale of existing buildings and open spaces,

including the ability to maintain a continuous waterfront walkway;

- Accessibility in terms of servicing requirements;
- Outdoor storage requirements;
- Storage and disposal of waste;
- Signage platforms; and
- Health and safety.

Point Number

621.54

Provision:

464-12 Queenstown Town Centre > 508-12.4 Rules - Activities >

522-12.4.8

Position:

Not Stated

Summary of Submission Amend Rule 12.4.8 as follows

12.4.8.1 The construction of structures, including Wharfs and Jetties and moorings, and associated occupation of water space,

within the Queenstown Town Centre Waterfront Zone between the Town Pier (as shown on the

planning maps) and Queenstown

Gardens.

12.4.8.2 Any buildings and structures, located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone,

which are not provided for by Rule 12.4.7.

Point Number

621.55

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

546-12.5.4 > 547-12.5.4.1

Position:

Not Stated

Summary of Submission Amend rule as follows to clarify that the temporary storage of equipment associated with transporting people and goods is

permitted:

12.5.4.1 Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be

situated within

the building:

- a. Shotover Street (Stanley to Hay)
- b. Camp Street
- c. Earl Street
- d. Marine Parade
- e. Stanley Street (Beetham Street to, and including, Memorial Street)
- f. Beach Street
- g. Rees Street (beyond the Special Character Area)

Except this standard does not apply to the temporary storage of goods on a wharf which are being transported via a vessel,

which is permitted.

Point Number

621.56

Provision:

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

567-12.5.11

Position:

Not Stated

Summary of Submission

Amend standards to exclude noise from vessels carrying out navigational procedures:

Except these noise standards do not apply to vessels making noise for the purposes of

navigational safety, which are permitted.

Point Number 621.57 **Provision**: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

579-12.5.14

Position: Not Stated

Summary of Submission

Amend standards to include standard requiring glare from the Queenstown Bay foreshore to

avoid interference with the

navigational safety of vessels. Suggested wording is insertion of the following clause:

Light from any activity shall not be directed out over the water in Queenstown Bay in such a way

that interferes with the safe

operation and navigation of the "TSS Earnslaw".

Point Number 621.77 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

Extract provisions relating to the protection, use and development of the surface of lakes and

rivers and their margins, and

insert them into a specific chapter that focuses on development and activities carried out on the

surface of water and within

the margins of waterways.

Submitter Number: 630 Submitter: DowntownQT

Contact Name: Steve Wilde Email:

Address: 20 Athol Street, Level 2, The Forge Building, Queenstown, New Zealand, 9300

Point Number 630.1 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

DowntownQT (DTQT) believes it is vital the District Plan is reviewed and supports the current

process to facilitate that.

Following the implementation of its Town Centre Strategy, DTQT wishes the District Plan to align

with that strategy.

Point Number 630.2 **Provision:** 464-12 Queenstown Town Centre Position: Support **Summary of** DTQT supports the minor extensions to the Town Centre Zone Boundary. **Submission** 630.3 **Point Number Provision:** 464-12 Queenstown Town Centre Position: Support Summary of DTQT supports the introduction of an Entertainment Precinct (EP), however believes the area of Submission the zone should be increased. DTQT wishes to be consulted about the boundaries of any future Entertainment Precinct. **Point Number** 630.4 Provision: 464-12 Queenstown Town Centre Position: Support DTQT supports the increases in night time noise allowed within the Town Centre and sees this Summary of Submission as a necessary component of a resort town. DTQT, however, is still concerned as to whether the increases are sufficient to provide appropriately for night time entertainment. **Point Number** 630.5 Provision: 464-12 Queenstown Town Centre Position: Support Summary of DowntownQT wants to encourage additional residential accommodation close to where residents **Submission** work and play. DTQT therefore supports the change Allowing Business Mixed Use Zoning along Gorge Road. **Point Number** 630.6 **Provision:** 464-12 Queenstown Town Centre Position: Support Summary of DTQT also supports residential and visitor accommodation in the Queenstown Town Centre **Submission** Zone. **Point Number** Provision: 630.7 464-12 Queenstown Town Centre Position: Support Summary of DTQT supports an intensification of residential development along with additional height

Submission allowances. It also regards the caveat around Green Star ratings as being worthwhile.

DTQT agrees if developers achieve a Green Star rating they should be able to add additional height to a building – but any new buildings must be fit for purpose and this is even more crucial

when High Density living is being proposed.

Point Number 630.8 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

Position: Support

Summary of Submission DowntownQT supports through its strategy the QLDC District Plan objective 12.2.1 "A Town Centre that remains relevant to residents and visitors alike and contributes to the District's

principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and

tourism activity."

Point Number 630.9 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission DTQT wishes the council to provide a permitted activity status for small "pop up" buildings for a time limited period (e.g. 6 months) This should apply to the entire Town Centre Zone, or could

equally be restricted to specific areas such the Lake Esplanade.

Point Number 630.10 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission DTQT wishes to ensure that art work and sculptures can be approved without the need for a

resource consent (for example avoid them being captured by the definition of "building")

Submitter Number: 650 **Submitter:** Foodstuffs South Island Ltd and

Foodstuffs South Island Properties

Ltd

Contact Name: Mark Allan Email: mark.allan@aurecongroup.com

Address: PO Box 1061, Christchurch, New Zealand, 8140

Point Number 650.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary of Submission Support the inclusion of the Four Square and Henry's Queenstown within the Queenstown Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built

resources.

Point Number 650.3

Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

> 468-12.2.1.1

Position: Support

Summary of Submission Exclusion of the site coverage maximum. Removal of site coverage maximums will allow greater

flexibility in design and better promote the efficient use of land and built resources.

Point Number 650.6 Provision: 464-12 Queenstown Town Centre

> 584-12.6 Non-Notification of Applications > 586-12.6.2

Position: Support

Summary of Submission Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce

processing costs/delays.

Submitter Number: 654 Submitter: Warren Cooper & Associates

Contact Name: Warren Cooper Email: lorwa@clear.net.nz

Address: 8 Park Street, New Zealand, 9300

Point Number 654.1 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Oppose the creation of a Town Centre Entertainment Centre. Request to retain the status quo in

regards to noise and outside dining hours.

Submitter Number: 663 Submitter: IHG Queenstown Ltd and Carter

Queenstown Ltd

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 663.2 **Provision:** 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Include the block bound by Lake Esplanade (Beach St), Lake Street,

Man Street and Hay Street within the Queenstown Town Centre

Zone and amend the Planning maps to reflect this.

Point Number 663.3 Provision: 464-12 Queenstown Town Centre

> > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 474-12.2.2.2

Oppose Position:

Summary of **Submission**

Amend Policy 12.2.2.2 as follows:

Require development visible from public places to:

· Maintain the existing human scale of the Town Centre as

experienced from street level through building articulation and

detailing of the façade, which incorporates elements which break

down building mass into smaller units which are recognisably

connected to the viewer; and

· Contribute to the quality of streets and other public spaces and

people's enjoyment of those places; and

Positively respond to the Town Centre's character and contribute

to the town's 'sense of place'

Point Number Provision: 464-12 Queenstown Town Centre 663.4

> 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

> 475-12.2.2.3

Position: Oppose Summary of Submission Amend Policy 12.2.2.3 as follows:

Control the height and mass of buildings in order to:

- Provide certainty in terms of potential building height and mass
- Retain and provide opportunities to frame important view shafts to the surrounding landscape; and
- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36).

Point Number

663.5

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 476-12.2.2.4

Position:

Oppose

Summary of Submission Amend Policy 12.2.2.4 as follows:

Allow buildings to exceed the discretionary height standards in situations where:

- The outcome is of a high quality development design, which is superior to that which would be achievable under the permitted height;
- Unless offset or compensated for, T the cumulative effect of the
 additional height does not result in additional more than minor
 adverse shading effects on that will progressively degrade the
 pedestrian environment or enjoyment of public spaces; and or
- The increase in height will facilitate the provision of residential activity.

Point Number

663.6

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

Position:

Oppose

Summary of	Amend Policy 12.2.2.5 as follows:			
Submission	Allow buildings to exceed the non-complying height standards only in situations where: (i) adverse effects arising from the additional building height are no more than minor; or (ii) the proposed design is an example of design excellence and building height and bulk have been reduced elsewhere on the site in order to: (a) Reduce the impact of the proposed building on a listed heritage item; or (b) Provide an urban design outcome that is beneficial to the public environment. For the purpose of this policy, urban design outcomes that are beneficial to the public environment include: Provision of sunlight to any public space of prominence or space where people regularly congregate Provision of a pedestrian link Provision of high quality, safe public open space			
	Retention of a view shaft to an identified landscape feature			
Point Number	663.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 479-12.2.2.7	
Position:	Oppose			
Summary of Submission	Delete Policy 12.2.2.7			
Point Number	663.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2	

> 480-12.2.2.8

Position: Oppose

Summary of Submission

Amend Policy 12.2.2.8 as follows:

Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through identifying these areas on the district plan maps and manage development within these areas to:

- (a) Requiring require minimum floor heights to be met;
- (b) Encouraging encourage higher floor levels (of at least 312.8 masl) where amenity, mobility, and streetscape character values are not adversely affected; and
- (c) Encouraging encourage building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

Point Number

663.9

Provision:

464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

> 483-12.2.3.1

Position:

Oppose

Summary of Submission Delete policy 12.2.3.1

Point Number

663.10

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

> 485-12.2.3.3

Position:

Oppose

Summary of Submission Amend policy 12.2.3.3 as follows:

Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:

- (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre;
- (b) Providing for noisier night time activity within the entertainment

precinct in order to minimise effects on adjacent residential zones; and (c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone are compatible with adjoining residential zones. (d) Permitting activities within the Town Centre Zone that comply with noise limits (e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of noise through insulation. **Point Number** 663.11 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 492-12.2.4.3 Position: Oppose **Summary of** Amend policy 12.2.4.3 as follows: Submission Minimise opportunities for criminal activity antisocial behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping. **Point Number** 663.12 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6 Position: Oppose Summary of Delete policy 12.2.4.6 Submission **Point Number** 663.13 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards >

558-12.5.9 > 560-12.5.9.2.

Position: Oppose

Summary of Submission Amend as follows:

In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1(A) as shown on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.

Point Number

663.14

Provision:

464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position:

Oppose

Summary of Submission Amend the rule as follows:

Buildings, including verandas, and any pedestrian link provided as part of the building/ development:

- * Discretion Control is limited restricted to consideration of all of the following: external building design and appearance in relation to streetscape character, building design in relation to adjoining pedestrian links listed in rule 12.5.8, signage platforms, and lighting.
- Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;
- External appearance, including materials and colours;
- Signage platforms;
- Lighting;
- The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;

• The contribution the building makes to the safety of the Town

Centre through adherence to CPTED principles;

• The contribution the building makes to pedestrian flows and

linkages;

• The provision of active street frontages and, where relevant,

outdoor dining/patronage opportunities; and

Where a site is subject to any natural hazard and the proposal

results in an increase in gross floor area: an assessment by a suitably

qualified person is provided that addresses the nature and degree of

risk the hazard(s) pose to people and property, whether the

proposal will alter the risk to any site, and the extent to which such

risk can be avoided or sufficiently mitigated.

Point Number

663.15

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

516-12.4.6 > 518-12.4.6.2

Position:

Oppose

Summary of Submission Delete:

12.4.6.2 In the Town Centre Transition subzone and on sites larger

than 1800m², an application for consent under this rule shall include

application for approval of a structure plan in respect of the entire

site and adherence with that approved plan in consequent

applications under this rule.

*In addition to those matters listed in rule 12.4.6.1 above, the

Council's discretion is extended to also include consideration of the

provision of and adherence with the structure plan, including:

• the location of buildings, services, loading, and storage areas;

the provision of open and/or public spaces; and

pedestrian, cycle, and vehicle linkages.

Point Number 663.16 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 535-12.5.1 > 536-12.5.1.1

Position: Oppose

Summary of Submission Amend as follows:

Building Coverage in the Town Centre Transition subzone and

comprehensive development of sites 1800m² or greater

12.5.1.1 In the Town Centre Transition subzone or for any

comprehensive development of sites greater than 1800m², the

maximum building coverage shall be 75%....

Point Number 663.17 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 546-12.5.4 > 547-12.5.4.1

Position: Oppose

Summary of Submission Delete / Amend as follows

Screening of Storage Space

12.5.4.1 Within the Special Character Area and for all sites with

frontage to the following roads all storage areas shall be situated

within the building:

a. Shotover Street (Stanley to Hay)

b. Camp Street

c. Earl Street

d. Marine Parade

e. Stanley Street (Beetham Street to, and including, Memorial

Street)

f. Beach Street

g. Rees Street (beyond the Special Character Area)

12.5.4.2 In all other parts of this zone s-Storage areas shall be

situated within the building or screened from view from all public

places, adjoining sites and adjoining zones.

Point Number 663.18 **Provision:** 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 549-12.5.5 > 550-12.5.5.1

Position: Oppose

Summary of Submission Verandas

Every new, reconstructed or altered building (excluding repainting)

with frontage to the roads listed below shall include a veranda or

other means of weather protection.

a. Shotover Street (Stanley Street to Hay Street)

b. Hay Street

- c. Beach Street
- d. Rees Street
- e. Camp Street (Church Street to Man Street)
- f. Brecon Street (Man Street to Shotover Street)
- g. Church Street (north west side)
- h. Queenstown Mall (Ballarat Street)
- i. Athol Street
- j. Stanley Street (Coronation Drive to Memorial Street)

Point Number 663.19 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Amend Figure 2 to include the lower parts of the block bound by

Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street,

being 93 Beach Street and 11 Lake Street as outlined in blue in

Figure 1 of this submission; within Precinct 1A.

and

Amend Figure 2 to include the upper portions of of the block bound

by Lake Esplanade (Beach St), Lake Street, Man Street and Hay

Street, being 15 Lake Street, 18 Hay Street and 32-40 Man Street as

outlined in red in Figure 1 of this submission; within Precinct 1.

Point Number 663.20 Provision: 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Retain all provisions in Section 12 not otherwise submitted upon in

this submission as notified unless they duplicate other provisions in

which case they should be deleted.

Point Number 663.22 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 481-12.2.2.9

Position: Oppose

Summary of Submission

Delete policy 12.2.2.9:

Submitter Number: 667 Submitter: Cedric Hockey

Contact Name: Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 667.3 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.

Position: Oppose

Summary of Submission

Amend as follows: In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1 (A) as

shown on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site

at an angle of 45 degrees commencing from a line 10m above the street boundary.

Point Number 667.4 **Provision:** 3-Part Three - Urban Environmant

> 3.6-12 Queenstown Town

Centre > 3.6.7-Figure 2

Position: Oppose

Summary of **Submission**

Amend Figure 2 to make the block bound by Isle, Man, Brecon and Camp Streets fall within

Precinct 1A.

Submitter Number: 672 Submitter: Watertight Investments Ltd

James Aoake reception@jea.co.nz **Contact Name:** Email:

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 672.1 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Oppose

Summary of **Submission**

Alternative, amended, or such other relief deemed more consistent with or better able to give

effect to these submissions or the provisions referred to by these submissions.

Point Number 672.3 **Provision:** 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 474-12.2.2.2

Position: Oppose

Summary of **Submission**

Amend Policy 12.2.2.2 as worded in the submission in order to restrict its application only to development that is visible from public places and to delete the last part of the first bullet point

(commencing ", which incorporates..." as it is verbose and contains a level of specificity not

required.

Point Number Provision: 672.4 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 475-12.2.2.3

Position: Oppose

Summary of Amend Policy 12.2.2.3 by adding a further bullet point as follows: "Control the height and mass **Submission**

of buildings in order to: • Provide a reasonable degree of certainty in terms of potential building

height and mass..."

Point Number

672.5

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 476-12.2.2.4

Position:

Oppose

Summary of Submission

Amend Policy 12.2.2.4 as follows:

"Allow buildings to exceed the discretionary height standards in situations where: • The outcome is of a high quality development design, which is superior to that which would be achievable under the permitted height; • Unless offset or compensated for, $\mathcal{T}_{\underline{t}}$ the cumulative effect of the additional height does not result in additional more than minor adverse shading effects on that will progressively degrade the pedestrian environment or enjoyment of public spaces; and or • The increase in height will facilitate the provision of residential activity.

Point Number

672.6

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

> 477-12.2.2.5

Position:

Oppose

Summary of Submission Amend Policy 12.2.2.5 as per the wording in the submission by adding the following subclause "(i) adverse effects arising from the additional building height are no more than minor; or" and deleting the explanatory text in sub-clause (b) commencing "For the purpose..." as it is not necessary.

Point Number

672.7

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 479-12.2.2.7

Position:

Oppose

Summary of Submission Delete Policy 12.2.2.7

Point Number

672.8

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and

Policies > 472-12.2.2 Objective 2

> 480-12.2.2.8

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Policy 12.2.2.8 as per the wording in the submission, as the policy is generally appropriate however amendments are sought a) to ensure it only applies to land affected by flood risk, which should be identified in the district plan maps and b) to acknowledge that character values are a consideration in determining the appropriateness of raising floor levels.

Point Number

672.10

Provision:

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

> 481-12.2.2.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend policy 12.2.2.9 as follows: "Require Manage high quality the design of comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the

Town Centre."

Point Number 672.11 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Delete policy 12.2.3.1 and capture ts intent by inserting new subclauses into Policy 12.2.3.3 as follows: "(d) Permitting activities within the Town Centre Zone that to comply with noise limits; (e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of

noise through insulation."

Point Number 672.12 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

492-12.2.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend policy 12.2.4.3 as follows: "Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as

appropriate in the design of lot configuration and the street network, carparking areas, public and

semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping. "

Point Number 672.13 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

495-12.2.4.6

Position: Oppose

Summary of Submission Delete policy 12.2.4.6

Point Number 672.14 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.

Position: Oppose

Summary of Submission

Amend Rule as follows, as a consequential amendment to including this block within Precinct

1(A) and to simplify the wording of the rule :

"In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1(A) as shown on the Height Precinct Map; the maximum height shall be 15.5m above ground level and

shall be limited to no more than 4 storeys in height..."

Point Number 672.15 **Provision:** 464-12 Queenstown Town Centre

> > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend Rule 12.4.6.1 as per the wording suggested in the submission in order to be more

Submission succinct

Submission

Contact Name:

464-12 Queenstown Town Centre **Point Number** 672.16 **Provision:**

> 465-12.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Retain all provisions in Section 12 not otherwise submitted on as notified, unless they duplicate

other provisions in which case they should be deleted.

Point Number 672.17 **Provision:** 3-Part Three - Urban Environment

> > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within **Submission** Precinct 1A, as 15.5 m is an appropriate height limit in the context.

Foodstuffs South Island Limited **Submitter Number:** 673 Submitter:

Email:

and Foodstuffs (South Island)

mark.allan@aurecongroup.com

Properties Limited

Address: PO Box 1061, Christchurch, New Zealand, 8140

Mark Allan

Point Number 673.1 **Provision:** 464-12 Queenstown Town Centre

> 584-12.6 Non-Notification of

Applications > 586-12.6.2

Position: Support

Summary of Retain, in its notified form, Rule 12.6.2, in respect of no written consent and non-

Submission notification. See uploaded submission Point Number 673.6 Provision: 464-12 Queenstown Town Centre

> 534-12.5 Rules - Standards >

535-12.5.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the exclusion of the site coverage maximum for both the Queenstown Town Centre

Zone.

Submitter Number: 714 Submitter: Kopuwai Investments Limited

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 714.1 Provision: 464-12 Queenstown Town Centre

> 465-12.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to:

...Development within the Special Character Area of the Town Centre Zone (shown on Planning Maps) is required to be consistent with the Queenstown Town Centre Design Guidelines 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precincts (also shown on Planning Maps) has have permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on

residential zones.

Point Number 714.2 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

> 470-12.2.1.3

Position: Support

Summary of Submission Retain Policy 12.2.1.3

Point Number 714.3 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 467-12.2.1 Objective 1.

> 471-12.2.1.4

Position: Support **Summary of** Retain Policy 12.2.1.4 **Submission Point Number** 714.4 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. Position: Other - Please clearly indicate your position in your submission below Add a foot note reference to Objective 12.2.3 What is a "reasonable level" of amenity needs to Summary of be considered in light of policy 12.2.1.4 **Submission Point Number** Provision: 714.5 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 483-12.2.3.1 Position: Other - Please clearly indicate your position in your submission below Summary of Require activities within the Town Centre Zone to comply with noise limits, and sensitive uses Submission within the Town Centre to insulate and self-protect for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone. 714.6 464-12 Queenstown Town Centre **Point Number** Provision: > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3 Position: Not Stated Summary of Amend to; **Submission** Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by: (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; (b) Providing for noisier night time activity within the entertainment precincts in order to minimise effects on adjacent-residential zones adjacent to the Town Centre; and (c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone result in effects that are compatible with adjoining residential zones. **Point Number** 714.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4

Other - Please clearly indicate your position in your submission below

Position:

Summary of **Submission**

Acknowledge self protection as a method by amending the policy as follows:

....Acknowledging that the level of amenity will be lower than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated and self-protected from for noise; ..."

Point Number

714.8

Provision:

464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Add new policies 12.2.5.6 and 12.2.5.7 as follows:

"12.2.5.6 - Encourage the day time and night time use of outdoor areas for use by bars and restaurants in and around the Steamer Wharf Complex with appropriate seating, tables and/or planting to enhance the vibrancy and visual amenity."

"12.2.5.7 - Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to avoid reverse sensitivity."

Point Number

714.9

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities

Position:

Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Add a new rule to specifically relate to the entertainment precinct at Steamer Wharf, as follows

(and as further detailed in the submission, in terms of the matters of discretion):

"Licensed Premises with Entertainment Precinct at Steamer Wharf: 12.4.4.17 Premises within the Steamer Wharf Entertainment Precinct licensed for the consumption of liquor on the premises between the hours of 1am and 8am, provided that this rule shall not apply to the sale of liquor to any person who is residing (permanently or temporarily) on the premises."

Point Number

714.10

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

512-12.4.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Rule 12.4.4.1 and delete Rule 12.4.4.2:

Licensed Premises 12.4.4.1. Other than in the Town Centre Transition subzone Entertainment Precinct at Steamer Wharf, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: a. To any person who is residing (permanently or temporarily) on the premises; and/or b. To any person who is present on the premises for the purpose of drinking and dining up until 12am.

*In relation to both 12.4.4.1 and 12.4.4.2 above, discretion is restricted to consideration all of the following: • The scale of the activity: • Car parking and traffic generation: • Effects on amenity (including that of adjoining residential zones and public reserves): • The provision of screening and/ or buffer areas between the site and adjoining residential zones; • The configuration of activities within the building and site (e.g. outdoor seating, entrances); • Potential noise issues effects, and hours of operation; and . Consideration of any alcohol policy or bylaw

Point Number 714.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5 Position: Oppose **Summary of** Delete this rule as it is covered in Rule 12.4.4.1 **Submission** 464-12 Queenstown Town Centre **Point Number** 714.12 **Provision:** > 534-12.5 Rules - Standards > 567-12.5.11 Other - Please clearly indicate your position in your submission below Position: **Summary of** Provide for increased noise levels within the Steamer Wharf Entertainment Precinct and also to Submission exclude the measurement for compliance being other sites within the precinct, amend Rule 12.5.11 by adding a further exemption at the end of 12.5.11.5 as follows: "• Noise from within the Steamer Wharf Entertainment Precinct that is measured at sites within the precinct." **Point Number** 714.13 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13 Position: Other - Please clearly indicate your position in your submission below **Summary of** Update the rule to include the Steamer Wharf Entertainment Precinct, by making the reference to Submission 'Entertainment Precinct' plural. **Point Number** 714.14 **Provision:** 464-12 Queenstown Town Centre > 584-12.6 Non-Notification of **Applications** Position: Other - Please clearly indicate your position in your submission below Amend rule 12.6.2 as follows: "The following Restricted Discretionary activities shall not require **Summary of** Submission the written consent of other persons and shall not be notified or limited notified: ... 12.6.2.4 Licenced premises, and the sale and supply of alcohol within the Steamer Wharf Entertainment Precinct." **Point Number** 714.18 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose Position: Other - Please clearly indicate your position in your submission below Summary of If conflict arises between the PDP Entertainment Precinct or any other such area suggested by **Submission** other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the

most appropriately located.

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.79 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

490-12.2.4.1.

Position: Support

Summary of Submission Retain

Point Number 719.80 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

491-12.2.4.2

Position: Not Stated

Summary of Submission

Retain

Point Number 719.81 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

493-12.2.4.4

Position: Support

Summary of Submission

Retain

Point Number 719.82 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

494-12.2.4.5

Position: Support

Summary of Submission

Retain

Point Number

719.83

Provision:

464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 >

495-12.2.4.6

Position:

Not Stated

Summary of Submission Amend Policy 12.2.4.6 to read as follows:

Encourage visitor accommodation to be located and designed in a manner that minimises traffic

issues that may otherwise affect the <u>safety</u>. <u>efficiency and functionality of the roading network</u>.

and the safety and amenity of pedestrian and cyclists, particularly in peak periods.

Point Number

719.84

Provision:

464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

510-12.4.2

Position:

Not Stated

Summary of Submission Amend Rule 12.4.2 to read as follows:

. The location, provision, and screening of access and parking, traffic generation, and travel

demand management, with a view to maintaining the safety and efficiency of the roading

network, and minimising private vehicle movements to/from......

Point Number

719.85

Provision:

464-12 Queenstown Town Centre

> 584-12.6 Non-Notification of Applications > 585-12.6.1

Position:

Oppose

Summary of Submission Amend Rule 12.6.1 to read as follows:

Applications for Controlled activities shall not require the written consent of other persons and

shall not be notified or limited- notified.~ except for 12.6. 1. 1 visitor accommodation adjacent to

the State highway where the road controlling authority shall be deemed an affected party.

Submitter Number:

724

Submitter:

Queenstown Gold Ltd

Contact Name:

James Aoake

Email:

reception@jea.co.nz

Address:

PO Box 95, Queenstown, New Zealand, 9350

Point Number 724.2 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Not Stated

Summary of Submission Amend the rule as follows:

Buildings, including verandas, and any pedestrian link provided as part of the building/development:

- * Discretion Control is <u>limited</u> restricted to consideration of all of the following: <u>design</u>, appearance, signage, lighting, and impact on the streetscape
- Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;
- External appearance, including materials and colours;
- Signage platforms;
- Lighting;
- The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;
- The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;
- The contribution the building makes to pedestrian flows and linkages;
- The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Submitter Number: 766 Submitter: Queenstown Wharves GP Limited

Contact Name: Jenny Carter Email: j.carter@remarkablespark.com

Address: PO Box 1075, Queenstown, New Zealand, 9348

Point Number 766.1 Provision: 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission

Allow flexibility the future use and management of the St Omer and O'Regans wharves and their

connections for a wide range of uses.

Point Number 766.2 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 496-12.2.5 Objective 5

Position: Not Stated

Summary of Retain and amend to recognise importance of providing public land and water based transport **Submission** links and commercial recreation activities on the water. 766.3 **Point Number Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 497-12.2.5.1 Position: Not Stated **Summary of** Retain and amend to recognise importance of providing public land and water based transport Submission links and commercial recreation activities on the water. **Point Number** 766.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2 Position: Not Stated **Summary of** Delete. **Submission Point Number** 766.5 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3 Position: Not Stated **Summary of** Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water. **Submission Point Number** 766.6 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 500-12.2.5.4 Position: Not Stated Summary of Retain. Submission **Point Number** 766.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 501-12.2.5.5. Position: Not Stated

Summary of Retain and amend to recognise importance of providing public land and water based transport **Submission** links and commercial recreation activities on the water. 766.8 **Point Number Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6 Position: Not Stated **Summary of** Retain and amend to recognise importance of providing public land and water based transport **Submission** links and commercial recreation activities on the water. **Point Number** 766.9 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1 Not Stated Position: Summary of Change status for wharves and jetties to controlled activity. Change maintenance of wharves, jetties and associated structures, and enable the development and redevelopment of certain **Submission** types of buildings (e.g. ticket offices) that support the functions of the wharves, to permitted activity. **Point Number** 766.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2 Position: Oppose **Summary of** Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water **Submission** Activities within the Queenstown Town Centre Waterfront Zone with controlled activity status. **Point Number** 766.13 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 522-12.4.8 > 524-12.4.8.2 Position: Oppose Delete non complying activity rule for buildings on jetties and wharves. If the Rule is retained, **Summary of Submission** then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport and tourism recreation facilities. **Point Number** 766.32 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 496-12.2.5 Objective 5

> 499-12.2.5.3

Position: Oppose Summary of Delete. **Submission Point Number** Provision: 464-12 Queenstown Town Centre 766.33 > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2 Position: Other - Please clearly indicate your position in your submission below **Summary of** Support in part. Retain and amend to recognise importance of providing public land and water **Submission** based transport links and commercial recreation activities on the water. **Point Number** 766.34 **Provision:** 464-12 Queenstown Town Centre Position: Not Stated Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is **Summary of** Submission clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.

Submitter Number: 774 Submitter: Queenstown Chamber of Commerce

Contact Name: Ann Lockhart Email: catherine@queenstownchamber.org.nz

Address: PO Box 938, Queenstown, New Zealand, 9348

Point Number 774.2 Provision: 464-12 Queenstown Town Centre >

534-12.5 Rules - Standards > 567-

12.5.11 > 570-12.5.11.3

Position: Support

Summary of Submission

Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House,

The Pig & Whistle and Brazz.

Consider other areas in Queenstown Central Business District that may benefit from inclusion

within the Entertainment Precinct such as the Steamer Warf Precinct.

Confirm that the proposed noise levels are consistent with other resort towns.

Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.

Point Number 774.3 Provision: 464-12 Queenstown Town Centre >

534-12.5 Rules - Standards > 576-

12.5.13

Position: Oppose

Summary of Submission Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House,

The Pig & Whistle and Brazz.

Consider other areas in Queenstown Central Business District that may benefit from inclusion

within the Entertainment Precinct such as the Steamer Warf Precinct.

Confirm that the proposed noise levels are consistent with other resort towns.

Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.

Point Number 774.4 Provision: 464-12 Queenstown Town Centre >

508-12.4 Rules - Activities > 509-

12.4.1

Position: Support

Summary of Submission

Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse

sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

Point Number 774.5 Provision: 464-12 Queenstown Town Centre >

508-12.4 Rules - Activities > 510-

12.4.2

Position: Support

Summary of Submission

Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse

sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

Point Number 774.6 Provision: 464-12 Queenstown Town Centre >

534-12.5 Rules - Standards > 573-

12.5.12

Position: Support

Summary of Submission

Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse

sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

Point Number 774.7 Provision: 464-12 Queenstown Town Centre >

534-12.5 Rules - Standards > 576-

12.5.13

Position: Support

Summary of Submission

Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

Submitter Number: 777 Submitter: Pier 19

Contact Name: G Hattaway Email:

Address: PO Box 1828, Queenstown, New Zealand, 9348

Point Number 777.1 Provision: 464-12 Queenstown Town Centre

Position: Oppose

Summary of SubmissionThe submitter requests that the Steamer Wharf is included as an Entertainment Precinct. See full submission.

Submitter Number: 798 **Submitter:** Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.37 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 489-12.2.4Objective 4 > 494-12.2.4.5

454-12.2.4

Position: Oppose

Summary of Effects on Public Transport Submission

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Point Number 798.38 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position: Oppose **Summary of Effects on Public Transport** Submission Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement. 464-12 Queenstown Town Centre **Point Number** 798.39 Provision: > 534-12.5 Rules - Standards > 549-12.5.5 > 551-12.5.5.2 Position: Oppose Summary of **Effects on Public Transport** Submission Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement. **Point Number** Provision: 464-12 Queenstown Town Centre 798.46 > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 Position: Oppose Summary of ORC supports the Objective of achieving a compact Town centre that is safe and easily **Submission** accessible (12.2.4.1 to 12.2.4.5). ORC requests the aspiration of accessibility be added to Policy 12.2.4.2. This may be achieved by limiting the number (supply) of car parks in or on the periphery of the town centre to support a shift to shared and active transport modes. 464-12 Queenstown Town Centre **Point Number** 798.47 **Provision:** > 465-12.1 Zone Purpose Position: Oppose Summary of Public transport users are multi-modal as they generally walk or cycle to access bus **Submission** services. Developments should look to create active transport connections, but also link these with existing public transport services and infrastructure where possible.

Point Number 798.54 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 496-12.2.5 Objective 5

Position: Oppose

Summary of Submission ORC supports the integrated management of the Queenstown Bay land-water interface. (Objective 12.2.5). ORC requests the addition of a policy to the Objective which provides for conveniently-integrated journeys that combine travel on land and water, in order to improve accessibility through better connectivity.

Submitter Number: 804 Submitter: Southern Pub Company Limited -

T/A Pub on Wharf

Contact Name: Chris Buckney Email:

Address: PO Box 1002, Queenstown, New Zealand, 9348

Point Number 804.2 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary ofSupports concept of entertainment precincts within the Queenstown Town Centre and inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being

integral to enhancing a vibrant town centre.

Point Number 804.3 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

Position: Support

Summary of Supports the intent of policies 12.2.1.3, 12.2.1.4, **Submission**

Point Number 804.4 Provision: 464-12 Queenstown Town Centre

> 466-12.2 Objectives and

Policies > 482-12.2.3 Objective 3.

Position: Support

Submission

Summary of Supports policies 12.2.3.1, 12.2.3.3 and 12.2.3.4

Submitter Number: 807 **Submitter:** Remarkables Park Limited

Contact Name: Jenny Carter Email: j.carter@remarkablespark.com

Address: PO Box 1075, Queenstown, New Zealand, 9348

Point Number 807.77 **Provision:** 464-12 Queenstown Town Centre Position: Support Summary of Retain the High Density Residential Zoning of land to the north of Man Street. **Submission** 464-12 Queenstown Town Centre **Point Number** 807.79 **Provision:** > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 Position: Support Summary of Retain objective 12.2.4 and associated policies, particularly policy 12.2.4.2,. Submission **Point Number** 807.80 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose Position: Oppose Summary of Amend the Zone purpose to recognise that the Queenstown Town Centre may not be the **Submission** administrative centre of the District. **Point Number** 807.81 Provision: 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 Position: Oppose Summary of Retain objective 12.2.5 and associated policies, subject to deletion of policy 12.2.5.3 and Submission recognition of the importance of retaining a compact town centre that is easily accessible and walkable. **Point Number Provision:** 464-12 Queenstown Town Centre 807.82 > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 Position: Oppose Amend the objective and policies so that they recognise the importance of providing public Summary of transport links on the water, and that this may involve expansion to existing jetties and structures **Submission** to provide necessary infrastructure. 464-12 Queenstown Town Centre **Point Number** 807.83 **Provision:** > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1 Position: Oppose

Summary of Amend Rule 12. 4. 7. 1 to replace the discretionary activity status for wharfs and jetties within the **Submission** Town Centre Waterfront Zone with controlled activity status. 464-12 Queenstown Town Centre **Point Number** 807.86 **Provision:** > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2 Position: Oppose Summary of Amend Rule 12.4.7.2 to better reflect the outcomes sought by the objectives and policies, and to **Submission** recognise the importance of providing for water based public transport. **Point Number** Provision: 464-12 Queenstown Town Centre 807.87 > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2 Position: Oppose Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water Summary of Activities within the Queenstown Town Centre Waterfront Zone Submission with controlled activity status. **Point Number** 807.88 Provision: 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities Position: Oppose **Summary of** Delete the non-complying activity rule for buildings located on jetties and wharves. If the rule is **Submission** retained, then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport facilities.

Submitter Number:810Submitter:Te Runanga o Moeraki, Kati

Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui

Runanga collectively

Manawhenua

Contact Name: Tim Vial Email: tim@ktkoltd.co.nz

Address: PO Box 446, Dunedin, New Zealand, 9054

Point Number 810.34 Provision: 464-12 Queenstown Town Centre

> 508-12.4 Rules - Activities >

519-12.4.7

Position: Not Stated

Summary of Submission

Add a further assessment matter to the rule:

The extent to which any proposed structures or buildings will:

Affect the values of wahi tupuna

Submitter Number: 835 Submitter: Wai Queenstown Limited

Contact Name: Jan Rae Email:

Address: PO Box 1202, Queenstown, New Zealand, 9348

Point Number 835.1 **Provision:** 464-12 Queenstown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Support in part.

Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.

Submitter Number: Submitter: Little Blackwood and Minus 5° ICE 839

BAR, owned by Future Bars

Limited

Contact Name: James Ace Email: iames@futurebars.co.nz

New Zealand, 9300 Address:

Point Number 839.1 Provision: 464-12 Queenstown Town Centre

Position: Support

Summary of Submitter requests that the Steamer Wharf is included as an Entertainment Precinct. (see Submission

partially completed submission.).

Chapter 13 - Wanaka Town Centre

Submitter Number: 9 **Submitter:** Terry Drayron

Contact Name: Email: namastewanaka@slingshot.co.nz

Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number 9.4 **Provision:** 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Opposes proposed increase to noise levels in Wanaka town centre.

Point Number 9.11 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission

To develop a design philosophy along Lake Wanaka lakefront and prohibit any structural

development on the lake foreshore areas.

Submitter Number: 19 Submitter: Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.7 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Supports the provision Submission

Submitter 54 **Submitter:** DD and KK Dugan Family Trust **Number:**

Contact Name: Andrew Lovelock Email: andrew.lovelock@gallawaycookallan.co.nz

Address: PO Box 450, Wanaka, New Zealand, 9343

Point Number 54.1 **Provision:** 592-13 Wanaka Town Centre > 646-13.5

Rules - Standards > 663-13.5.9

Position: Support

Summary of Submission

Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dungarvon St.

Supports good quality urban design and would like to see more flexible development options made available in this part of Wanaka Town Centre that better utilise the sites capacity and location.

Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.

Submitter Number: 90 **Submitter:** Trout Bar

Contact Name: Graeme Barbara Email: troutbar14@gmail.com

Address: Lake Front, Wanaka, Wanaka, New Zealand, 9305

Point Number 90.1 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Support

Summary of Submission

Increase the noise limits.

Submitter Number: 110 Submitter: Alan Cutler

Contact Name: Email: a.g.cutler@gmail.com

Address: 48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305

Point Number 110.10 **Provision:** 592-13 Wanaka Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock

Creek should be explored.

Point Number 110.11 **Provision:** 592-13 Wanaka Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and

specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock

Creek should be explored.

Submitter Number: 112 Submitter: lain Weir

Contact Name: Email: Iweir@infinitywanaka.com

Address: PO Box 777, Wanaka, New Zealand, 9343

Point Number 112.2 Provision: 592-13 Wanaka Town Centre

Position: Support

Summary of Submission

Impose TCEP. Retain Town Centre Entertainment Precinct as proposed.

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.6 **Provision:** 592-13 Wanaka Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

13.2.1 Make the town centre somewhat low-key and people friendly, rather than focus on

commercial.

13.2.5.6 What measures are proposed to limit the impact of flooding?

13.2.6 Why not completely pedestrianise the bottom part of Helwick St? It would create a great

space for people and retail activity.

Submitter Number: 129 Submitter: Lake Bar Limited

Contact Name: Email: info@lakebar.co.nz Peter Byrne

Address: 155 Ardmore Street, Wanaka, 9305

Point Number 129.1 **Provision:** 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Support

Summary of Submission

Supports Lower Ardmore Street Entertainment Precinct and Increased Decibel Level. Requests

consideration of an extension of outside drinking and dining time to 11pm during the period 1st

November to 30th April Annually.

Submitter Number: 156 Submitter: Kai Whakapai cafe-bar (legal

name the homestead ltd)

Contact Name: Roger North Email: rogerbnorth@gmail.com

Address: Point Number	15 Homestead Close, Wanaka, New Zealand, 9305				
	156.1	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1		
Position:	Support				
Summary of Submission	Support.				
Point Number	156.2	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1		
Position:	Support				
Summary of Submission	Support.				
Point Number	156.3	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 599-13.2.2 Objective 2		
Position:	Support				
Summary of Submission	Support.				
Point Number	156.4	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3		
Position:	Support				
Summary of Submission	Support.				
Point Number	156.5	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 607-13.2.4 Objective 4		
Position:	Support				
Summary of Submission	Support, so long as ch	anges are not required to existing	y verandas.		

Point Number 156.6 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies > 614-13.2.5 Objective 5

Position: Support

Summary of Submission Supports this objective, in particular supports inclusion of the Lower Ardmore Entertainment Precinct. However requests that curfew for outside drinking/dining is either extended to 11pm OR allow the conditions of liquor licence applications to reflect the circumstances of each individual case. Also encourage the issue of buskers licences from premises in this zone, if appropriate for their location and outside space, with a 10pm curfew.

Submitter Number: 196 **Submitter:** Whitney Thurlow

Contact Name: Email: thurlow-meyer@xtra.co.nz

Address: 10A Tenby Street, Wanaka, 9305

Point Number 196.1 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies

> 595-13.2.1 Objective 1

Position: Oppose

Summary of Submission Oppose - in particular 13.2.1.3 - considers that current noise restrictions are not 'unduly'

restrictive.

Point Number 196.2 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards

Position: Oppose

Summary of Submission Opposes increasing noise limits due to effects on residents and tourists who come to Wanaka for

its non -urban lifestyle.

Submitter Number: 202 Submitter: Graham Dickson

Contact Name: Email: thedicksons@xtra.co.nz

Address: 6 Scaife Place, Wanaka, New Zealand, 9305 **Point Number** 202.3 **Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9 Oppose Position: Summary of Opposes inclusion of the Town Centre Height overlay and the increased height limits proposed **Submission** for it. 202.4 592-13 Wanaka Town Centre > **Point Number Provision:** 646-13.5 Rules - Standards > 660-13.5.8 Position: Oppose Summary of Opposes proposed height limit rule, instead requests that the height limit rule be simplified to Submission state a maximum building height of 10m. with a maximum of 2 storeys. **Point Number** Provision: 592-13 Wanaka Town Centre > 202.5 646-13.5 Rules - Standards Position: Oppose **Summary of** The inclusion in the Plan of a parking requirement for visitor accommodation in the town centre. **Submission**

Submitter Number: 218 Submitter: John Barlow

Contact Name: Email: mandjbarlow@gmail.com

Address: 509 Ballantyne Road, RD 2, Wanaka, New Zealand, 9382

Point Number 218.1 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies > 622-13.2.6 Objective 6 > 626-

13.2.6.4

Position: Other - Please clearly indicate your position in your submission below

Summary of A large parking building should be built close to the centre of town. Section 13.2.6.4 sets out objectives for parking which are rather vague but suggest parking is best provided on the

objectives for parking which are rather vague but suggest parking is best provided on the periphery of the town. Implement a requirement to provide onsite parking or contribute to the

construction of off site parking in an appropriate place.

Submitter Number: 225 Submitter: Quenstin Smith

Contact Name: Email: qksmith@gmail.com

Address: 24 Allenby Place, Wanaka, New Zealand, 9305

Point Number 225.2 **Provision:** 592-13 Wanaka Town Centre

Position: Oppose

Summary of Submission

I strongly oppose any increase in height limits for wanaka and that much more work needs to be done on the impact of proposed height limits, and density changes on the parking and traffic issues associated with the increased demand.

The wanaka town centres biggest issue in the future will be parking provision and given that the town centre is currently at no more than 50% of its permitted development, the introduction of higher height limits will add to an already significant problem, the introduction of a financial parking levi in leiu of providing parking onsite privately is essential to assist the community in servicing this demand created by commercial development and avoid significant conjection and financial burden on residents.

Submitter Number: 230 Submitter: Loris King

Contact Name: Email: kingsview@kinect.co.nz

Address: 120 Brownston Street, Wanaka, New Zealand, 9305

Point Number 230.5 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission

I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortyqt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.13 Provision: 592-13 Wanaka Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of Support in part with additional provisions. The QLDC Urban Design Panel should review all **Submission**

projects in the Town centre, Transitional Town Centre, Business Mixed Use, High Density Residential and Medium Density residential with more than 2 dwellings per site in order to give

effect to the design objectives and rules in the plan. The

UDP process is already in place and should be used consistently to provide full, regular and

effective design review.

Point Number Provision: 592-13 Wanaka Town Centre > 238.149

646-13.5 Rules - Standards > 663-

13.5.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Wanaka Town Centre proposed heights are supported subject to reference to the Wanaka Town **Submission** Centre Design Guidelines to ensure sun to streets is not blocked and that upper levels are set

back where appropriate to retain solar access to public spaces.

The proposed Wanaka Height Precinct is in the wrong place. The increased height on the waterfront on the north of the Town Centre will overshadow and diminish views. Proposed Wanaka Height Precinct should be moved to a more appropriate location on Ardmore Street. The most appropriate location is the north side of Upper Ardmore street between Monley Lane and

Hettich Street.

All projects in the Wanaka Height Precinct should be subject to design review.

238.150 592-13 Wanaka Town Centre > **Point Number Provision:**

646-13.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Greater than 80% building coverage should remain discretionary to ensure pedestrian linkages Submission

are retained and parking provided for.

Point Number 238.151 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with management plan. Further definition of this zone is needed. A management plan is required to ensure that this precinct is actively controlled by QLDC not just by responding to

complaints.

Point Number 238.152 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission To achieve the objectives and policies it is necessary to measure whether the objectives are being achieved. The baseline Health Check needs to be undertaken urgently before the development of an additional commercial centre at Three Parks. Appropriate budget provision

needs to be made for

this and future Wanaka Town centre Heath Checks.

Submitter Number: 240 **Submitter:** Gem Lake Limited

Contact Name: Ian Greaves Email: ian@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 240.2 **Provision:** 592-13 Wanaka Town Centre

Position: Oppose

Summary of Submission Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Opposes the Wanaka Town Centre objectives, polices and rules that

informs and

supports Rule 13.5.8 and 13.5.9 in relation to maximum building height.

Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of

Helwick Street within the Wanaka Height Precinct.

The submitters also seek such further or consequential or alternative amendments necessary to

give effect to this submission.

Submitter Number: 260 Submitter: Roger Gardiner

Contact Name: Email: gardiner@outlook.co.nz

Address: 149 Stone Street, Wanaka, 9305

Point Number 260.1 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Support

Submission

Summary of Supports inclusion of the Entertainment Precinct, however seeks a relaxation of the current

10pm curfew for outside balcony areas to 11pm.

Submitter Number: 292 Submitter: John Walker

Contact Name: Email: walkershj@gmail.com

Address: 193 Plantation Road, Wanaka, New Zealand, 9305

Point Number 292.6 Provision: 592-13 Wanaka Town Centre

Position: Support

Summary of Strengthen policies 13.1; 13.2.1.1; 13.2.2.1; 13.2.6 Submission

Submitter Number: 303 **Submitter:** Steve Maluschnig

Contact Name: Email: steve.lizzie@xtra.co.nz

Address: 760 Kane Road, RD 2, Wanaka, 9382

Point Number 303.1 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission Requests provision of electric vehicle charging stations in existing and future parking areas in high use areas of Wanaka. eg. Pembroke park, The Marina, Schools, new pool/sports facility.

Also a move to an electric vehicle fleet by the QLDC.

Submitter Number: 438 Submitter: New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.28 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 660-

13.5.8

Position: Not Stated

Summary of Submission

Retain Standard 13.5.8 as notified

Point Number 438.29 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 663-

13.5.9

Position: Not Stated

Summary of Submission

Retain Standard 13.5.9 as notified

Submitter Number: 466 Submitter: Thomas Wild

Contact Name: Email: tomwild8@hotmail.com

Address: 11A Trevathen Lane, Wanaka, Wanaka, New Zealand, 9305

Point Number 466.1 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission Strongly supports the changes to noise limits, however requests that evening curfew for outside

drinking/dining is extended.

Submitter Number: 504 **Submitter:** Virginia Barbara Bush

Contact Name: Email: ginny@wanakaphysiotherapy.co.nz

Address: PO Box 845, Wanaka, New Zealand, 9343

Point Number 504.2 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

604-13.2.3 Objective 3

Position: Support

Summary of Submission

Retain objectives 13.2.3 and policies 13.2.2.1, 13.2.2.2, 13.2.2.3 and rules which give effect to

these provisions.

Submitter Number: 505 **Submitter:** JWA & DV Smith Trust

Contact Name: Vanessa Robb Email: vanessa.robb@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 505.1 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

604-13.2.3 Objective 3

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend Objective 13.2.3 as follows:

Submission Wanaka town centre retains-provides a low scale built form where appropriate that maintains a

human scale.

Point Number 505.2 **Provision:** 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

599-13.2.2 Objective 2 > 602-

13.2.2.3

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend Policy 13.2.2.3 as follows:

Submission Enable opportunities for further intensification of development in the town centre by providing

more generous where such development complies with

the building heights in the Wanaka Height Precinct

505.3 592-13 Wanaka Town Centre > **Point Number Provision:**

594-13.2 Objectives and Policies >

604-13.2.3 Objective 3 > 605-

13.2.3.1

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend Policy 13.2.3.1 as follows:

Submission Ensure Encourage that development to generally comprise a scale of two to or three storeys, with

potential in appropriate circumstances to develop

a recessed fourth storey in the Wanaka Height Precinct.

Point Number Provision: 592-13 Wanaka Town Centre > 505.4

> 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3 > 606-

13.2.3.2.

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Delete Policy 13.2.3.2

Point Number 505.5 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

622-13.2.6Objective 6

Position: Other - Please clearly indicate your position in your submission below

Summary of

Amend Objective 13.2.6 as follows:

Pedestrian, cycle and vehicle linkages are safe and convenient, providing for an easily accessible **Submission**

town centre enabling people to easily negotiate their way through and around the town centre.

Point Number Provision: 592-13 Wanaka Town Centre > 505.6

594-13.2 Objectives and Policies >

622-13.2.6Objective 6 > 623-

13.2.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Amend Policy 13.2.6.1 as follows:

Implement programmes of street, traffic and car parking management, and other public open

space improvements to enhance pedestrian

amenity values and improve the flow of pedestrians, cyclists and vehicles through the town

centre.

Point Number

505.7

Provision:

592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

622-13.2.6Objective 6 > 626-

13.2.6.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of

Submission

Amend Policy 13.2.6.4 as follows:

Provide an adequate range of parking options so residents and visitors can access the town

centre with adequate on-site car parking where

appropriate predominantly located at the periphery in order to limit the impact of vehicles.

Point Number

505.8

Provision:

592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

622-13.2.6Objective 6

Position:

Not Stated

Summary of **Submission**

Insert new policy 13.2.6.5 as follows:

Provide for vehicle use in a manner which retains essential vehicle access to the town centre

while providing for pedestrian safety.

Point Number

505.9

Provision:

592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies >

622-13.2.6Objective 6

Position:

Not Stated

Summary of

Insert new policy 13.2.6.6 as follows:

Submission

Recognise the intensification of density and activity levels within the town centre will require

comprehensive traffic management and sufficient

on-site car parking.

Point Number

505.10

Provision:

592-13 Wanaka Town Centre > 632-13.4 Rules - Activities > 636-

13.4.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following into rule 13.4.4:

*Discretion is restricted to consideration of all of the following: external appearance, materials,

signage platform, lighting, impact on the street (to

be guided by the Wanaka Town Centre Character Guideline 2011), adequate on-site car parking,

and natural hazards to ensure that:

Submitter Number: 602 **Submitter:** N & B Teat Family Trust

Contact Name: N & B Teat Email: nbteat@xtra.co.nz

Address: PO Box 320, Wanaka, New Zealand, 9305

Point Number 602.2 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission

Supports the proposed Wanaka Town Centre Zone.

Submitter Number: 650 **Submitter:** Foodstuffs South Island Ltd and

Foodstuffs South Island Properties

Ltd

Contact Name: Mark Allan Email: mark.allan@aurecongroup.com

Address: PO Box 1061, Christchurch, New Zealand, 8140

Point Number 650.2 **Provision:** 592-13 Wanaka Town Centre

Position: Support

Summary of Submission Support the inclusion of the New World Wanaka within the Wanaka Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater

flexibility in design and better promote the efficient use of land and built resources.

Point Number 650.7 Provision: 592-13 Wanaka Town Centre >

679-13.6 Non-Notification of Applications > 681-13.6.2

Position: Support

Summary of Submission Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce

processing costs/delays.

Point Number 650.8 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 647-

13.5.1

Position: Support

Summary of Submission The reduced building setback (from 4.5m to 3m) will enable greater flexibility in design that coupled with building height and recession plane requirements will not compromise the character

and amenity of adjoining residential properties.

Point Number 650.9 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 663-

13.5.9

Position: Support

Summary of Submission Increased height allowance in the proposed Wanaka Height Precinct will enable greater flexibility

of design for buildings and more efficient use of land and built resources.

Submitter Number: 673 Submitter: Foodstuffs South Island Limited

and Foodstuffs (South Island)

Properties Limited

Contact Name: Mark Allan Email: mark.allan@aurecongroup.com

Address: PO Box 1061, Christchurch, New Zealand, 8140

Point Number 673.2 Provision: 592-13 Wanaka Town Centre >

679-13.6 Non-Notification of Applications > 681-13.6.2

Position: Support

Summary of Submission Retain, in its notified form, Rule 13.6.2, in respect of no written consent and non-notification.

Point Number 673.3 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 647-

13.5.1

Position: Support

Summary of Retain, in its notified form, Rule 13.5.1 Setbacks and sunlight access – sites adjoining a

Submission Residential zone

592-13 Wanaka Town Centre > **Point Number** 673.4 **Provision:** 646-13.5 Rules - Standards > 663-

13.5.9

Position: Support

Summary of Submission

Retain, in its notified form, Rule 13.5.9 regarding Maximum building height for buildings in the

Wanaka Height Precinct.

592-13 Wanaka Town Centre > **Point Number** 673.5 **Provision:**

646-13.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support the exclusion of the site coverage maximum for both the Wanaka Town Centre Zone.

Submitter Number: 705 Submitter: Ardmore Holdings Wanaka

Limited

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

705.1 592-13 Wanaka Town Centre **Point Number Provision:**

Position: Support

Summary of Submission

The submitter's property is located at 93 Ardmore Street in Wanaka.

Relief sought:

14. The submitter requests the following decision:

a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property;

b. The height precinct us included on the submitter's property; and

c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka.

15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.

Contact Name: Phil Page Email: phil.page@gallawaycookallan.co.nz

Submitter:

Address: PO Box 143, Dunedin, New Zealand, 9054

707

Point Number 707.4 **Provision:** 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

614-13.2.5 Objective 5

Wanaka on Water

Position: Not Stated

Submitter Number:

Summary of 6. The Body Corporate seeks the following decision from the local authority:

Submission (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.

Point Number 707.5 **Provision:** 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

614-13.2.5 Objective 5 > 615-

13.2.5.1

Position: Not Stated

Summary of **Submission**

6. The Body Corporate seeks the following decision from the local authority:

(b) Confirm Objective 13.2.5 and Policy 13.2.5.1.

Point Number 707.6 **Provision:** 592-13 Wanaka Town Centre

Position: Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and

associated maps;

{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number 707.8 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies >

614-13.2.5 Objective 5 > 616-

Position: Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

- (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps:
- {d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number 707.9

Provision: 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 617-

13.2.5.3.

Position: Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;

{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number 707.10 Provision: 592-13 Wanaka Town Centre >

594-13.2 Objectives and Policies

Position: Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps:

{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number 707.11 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 667-

13.5.10

Position: Not Stated

Summary of Submission

(e) Amend the noise rules applying to the Wanaka Town Centre as follows:

(i) Retain the noise rules stated in the Operative District Plan;

(ií) Require any noise mitigation to be undertaken by noise producers;

(iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits.

(f) Any additional or consequential relief to give effect to this submission.

Point Number 707.12 **Provision:** 592-13 Wanaka Town Centre >

632-13.4 Rules - Activities

Position: Not Stated

Summary of Submission (e) Amend the noise rules applying to the Wanaka Town Centre as follows:

(i) Retain the noise rules stated in the Operative District Plan;

(ii) Require any noise mitigation to be undertaken by noise producers:

(iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise

limits.

(f) Any additional or consequential relief to give effect to this submission.

Point Number 707.13 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards

Position: Not Stated

Summary of Submission

(e) Amend the noise rules applying to the Wanaka Town Centre as follows:

(i) Retain the noise rules stated in the Operative District Plan;

(ii) Require any noise mitigation to be undertaken by noise producers;

(iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise

limits.

(f) Any additional or consequential relief to give effect to this submission.

Submitter Number: 728 Submitter: Wanaka Residents Association

Contact Name: Sally Battson Email: wanakaresidentsassociation@gmail.com

Address: PO Box 723, Wanaka, New Zealand, 9343

Point Number 728.2 Provision: 592-13 Wanaka Town Centre > 594-

13.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

We **support** the adoption of clauses:

• 13.2.2

• 13.2.3

• 13.2.4

• 13.2.5 - with the EXCEPTION of 13.2.5.2.

• 13.2.6

We **oppose** changes to noise levels as per 13.2.5.2

We request that current noise rues be retained.

Submitter Number: 798 Submitter: Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.40 Provision: 592-13 Wanaka Town Centre >

632-13.4 Rules - Activities > 634-

13.4.2

Position: Oppose

Summary of Submission

Effects on Public Transport

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Point Number 798.41 Provision: 592-13 Wanaka Town Centre >

646-13.5 Rules - Standards > 655-

13.5.5

Position: Oppose

Summary of Submission **Effects on Public Transport**

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Chapter 14 - Arrowtown Town Centre

Submitter Number: 19 **Submitter:** Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.28 **Provision:** 3-Part Three - Urban Environmant

> 3.8-14 Arrowtown Town Centre

> 3.8.1-14.1 Zone Purpose

Position: Support

Summary of Submission

Support

Submitter Number: 199 Submitter: Craig Douglas

Contact Name: Email: cg.douglas@xtra.co.nz

Address: Unknown, Arrowtown, Arrowtown, New Zealand, 9302

Point Number 199.20 **Provision:** 3-Part Three - Urban Environmant

> 3.8-14 Arrowtown Town Centre

Position: Support

Summary of Submission

Support

Submitter Number: 223 Submitter: Sam Gent

Contact Name: Email: gent.samantha@gmail.com

Address: 5 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number	223.7	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
Position:	Oppose		·
Summary of Submission	Oppose		
Point Number	223.9	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities
Position:	Oppose		
Summary of Submission	Oppose		
Point Number	223.10	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Oppose		
Point Number	223.11	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Oppose		
Point Number	223.12	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Oppose		

Point Number	223.13	Provision:	3-Part Three - Urban Environman > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.2-14.2.2 Objective 2
Position:	Oppose		
Summary of Submission	Oppose		
Point Number	223.15	Provision:	3-Part Three - Urban Environman > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.3-14.2.3 Objectives
Position:	Support		
Summary of Submission	Support		
Point Number	223.16	Provision:	3-Part Three - Urban Environmar > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.4-14.2.4 Objectiv 4
Position:	Support		
Summary of Submission	Support		
Point Number	223.17	Provision:	3-Part Three - Urban Environmar > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.5-14.2.5 Objectiv 5
Position:	Support		
	Support		

Submitter Number: 238 Submitter: NZIA Southern and Architecture + Women Southern

Contact Name: NZIA and Architecture+Women

Southern Southern

Email:

nortyqt@xtra.co.nz

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number Provision: 3-Part Three - Urban Environment 238.87

> 3.8-14 Arrowtown Town Centre

> 3.8.1-14.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Support additional density within urban growth boundary. States that residential devlopments adjacent or just outside the Urban Growth Boundary of Arrowtown will erode the character of

Arrowtown and undermine the value of establishing a growth boundary.

Submitter Number: 255 Submitter: N.W. & C.E. BEGGS

Contact Name: Noel Beggs Email: beggsy@xtra.co.nz

Address: 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

Point Number Provision: 3-Part Three - Urban Environment 255.8

> 3.8-14 Arrowtown Town Centre

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Vehicles should be excluded from Buckingham Street, specifically the section between Berkshire

Street and Wiltshire Street. Appropriate management be implemented to allow daily delivery

access in set hour/s, and allowance by application for special events/usage.

Submitter Number: 438 Submitter: New Zealand Fire Service

Contact Name: Alice Burnett Email: alice.burnett@beca.com

Address: PO Box 13960, Armagh, Christchurch, 8141 **Point Number** 438.30 **Provision:** 3-Part Three - Urban Environmant

> 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities >

3.8.4.1-14.4.1

Position: Not Stated

Summary of Submission Retain Standard 14.4.1 as notified

Point Number 438.31 **Provision:** 3-Part Three - Urban Environment

> 3.8-14 Arrowtown Town Centre > 3.8.5-14.5 Rules - Standards >

3.8.5.7-14.5.7

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The NZFS wishes to exempt drying towers from this rule. Requests amendment to

state: Exemption: Fire station towers are exempt from this rule

Submitter Number: 560 **Submitter:** Spruce Grove Trust

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 560.1 **Provision:** 3-Part Three - Urban Environmant

> 3.8-14 Arrowtown Town Centre

Position: Not Stated

Summary of Submission The PDP is amended so that the properties located to the south of Arrow Lane, specifically the land bound by Berkshire Street, Arrow Lane and Wiltshire Street, are contained in the new Arrow

Lane ATCTO.

Submitter Number: 798 Submitter: Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.42 **Provision:** 3-Part Three - Urban Environmant

> 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities >

3.8.4.2-14.4.2

Position: Oppose

Summary of Submission

Effects on Public Transport

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Provision: 3-Part Three - Urban Environment

> 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities >

3.8.4.4-14.4.4

Position: Oppose

Summary of Submission

Effects on Public Transport

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Chapter 15 - Local Shopping Centres

Submitter Number: 19 **Submitter:** Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.8 Provision: 685-15 Local Shopping Centres >

686-15.1 Zone Purpose

Position: Support

Summary of Submission

Support

Submitter Number: 117 Submitter: Maggie Lawton

Contact Name: Email: maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.7 Provision: 685-15 Local Shopping Centres

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Confirms Zone's purpose. More amenities need to be included at Northlake

Submitter Number: 223 Submitter: Sam Gent

Contact Name: Email: gent.samantha@gmail.com

Address: 5 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number 223.1 **Provision:** 685-15 Local Shopping Centres > 723-15.5 Rules - Standards

Position: Support

Summary of Submission

Support

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortyqt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.5 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies

> 692-15.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Support with following additions: add additional bullet point that says... 'New or remedial building

Submission work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.'

Point Number 238.15 Provision: 685-15 Local Shopping Centres >

711-15.4 Rules - Activities > 714-

15.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of

Submission

Support with following additions: add additional bullet point that says... 'New or remedial building

work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.'

Point Number 238.89 **Provision:** 685-15 Local Shopping Centres

Position: Other - Please clearly indicate your position in your submission below

Summary of States that there is a high emphasis on context ,urban design and amenity in this chapter.

Submission Encourages review by urban design panel for assessment over a certain size of new work or

modification. Questions what about further local shopping centres with intensification there may

be other opportunities.

Point Number 238.90 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies

> 692-15.2.2 Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports with additions. Add new bullet point:

New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed

by Urban Design Panel.

Point Number 238.91 Provision: 685-15 Local Shopping Centres >

711-15.4 Rules - Activities > 714-

15.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports with additions. Add new bullet point:

•New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed by

Urban Design Panel.

Submitter Number: 249 Submitter: Willowridge Developments Limited

Contact Name: Alison Devlin Email: alison@willowridge.co.nz

Address: PO Box 170, Dunedin, New Zealand, 9054

Point Number 249.11 Provision: 685-15 Local Shopping Centres >

711-15.4 Rules - Activities

Position: Oppose

Summary of Submission Include rules in 15.4 to restrict retail activities to those providing a local service (dairies, off-

license, bakery) with a gross floor area of no more

than 400m2, or rules to a like effect.

Submitter Number: 274 Submitter: Susan Meyer

Contact Name: Email: susiemeyer@xtra.co.nz

Address: 10a Tenby Street, Wanaka, New Zealand, 9305

Point Number 274.1 **Provision:** 685-15 Local Shopping Centres

Position: Support

Summary of Submission The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre . this would allow for extension of services and linking of services that are supportive the health center and the hospital

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.40 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies

> 688-15.2.1 Objective 1

Position: Support

Summary of Submission

Support

Submitter Number: 399 **Submitter:** Peter and Margaret Arnott

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 399.2 **Provision:** 685-15 Local Shopping Centres

Position: Oppose

Summary of Submission That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.

Submitter Number:

433

Submitter:

Queenstown Airport Corporation

Contact Name:

Kirsty O'Sullivan

Email:

kirsty.osullivan@mitchellpartnerships.co.nz

Address:

PO Box 489, Dunedin, 9054

Point Number

433.61

Provision:

685-15 Local Shopping Centres > 686-

15.1 Zone Purpose

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following text at the end of the Zone Purpose:

The Frankton Local Shopping Centre is located within close proximity to Queenstown Airport and is located within with the Airport's Outer Control Boundary. Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air

Noise Boundary or Outer Control Boundary.

Point Number

433.62

Provision:

685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3

Objective 3

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following new policy:

Policy 15.2.3.5

Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn,

based on the 2037 Noise Contours.

Point Number

433.63

Provision:

685-15 Local Shopping Centres > 711-

15.4 Rules - Activities

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new rule as follows:

Rule 15.4.X

Activities located in the Local Shopping Centre Zone

Any Activity Sensitive to Aircraft Noise that does not comply with Standard 15.5.X [acoustic treatment provision within the OCB];

Activity Status

NC

Point Number 433.64 Provision: 685-15 Local Shopping Centres > 711-

15.4 Rules - Activities > 714-15.4.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Rule 15.4.3.1 as follows:

Rule 15.4.3.1

Activities located in the Local Shopping Centre Zone

Buildings

* Discretion is restricted to consideration of all of the following: external appearance, material, sign platform, lighting, impact on street, acoustic treatment of new buildings or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary and natural hazards to ensure that:

•

 Queenstown Airport is protected from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.

Activity Status

RD

Point Number 433.65 Provision: 685-15 Local Shopping Centres > 711-

15.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the rule as follows:

Rule 15.4.3.4

Activities located in the Local Shopping Centre Zone

Visitor Accommodation

*Discretion is restricted to consideration of all of the following:

•

Acoustic treatment of any new or additions or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary at Queenstown Airport.

Point Number 433.66 Provision: 685-15 Local Shopping Centres > 711-

15.4 Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend proposed Rule 15.4.3.3 and insert a new rule as follows:

Rule 15.4.3.3

Activities located in the Local Shopping Centre Zone

Acoustic Insulation in the Frankton Local Shopping Centre Zone

New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.

Activity Status

NC

Rule 15.4.3.3X

Activities located in the Local Shopping Centre Zone

Acoustic Insulation in all other Local Shopping Centre Zones

Activity Status

RD

Point Number 433.67 **Provision:** 685-15 Local Shopping Centres > 732-

15.6 Non-Notification of Applications

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new notification parameter as follows:

15.6.4 Notice shall be served on the requiring authority for Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 15.4.3.3.

Submitter Number: 562 Submitter: Jim Ledgerwood

Contact Name: Email: dapne.j2010@hotmail.com

Address: 3 Orchard Road, RD2, Wanaka, New Zealand, 9382

Point Number 562.1 **Provision:** 685-15 Local Shopping Centres

Position: Not Stated

Summary of Submission

Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.

Submitter Number: 698 Submitter: Spence Farms Ltd

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 698.2 Provision: 685-15 Local Shopping Centres

Position: Not Stated

Summary of Submission

Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping

Zone in Frankton.

Point Number 698.6 **Provision:** 685-15 Local Shopping Centres >

723-15.5 Rules - Standards > 729-

15.5.6

Position: Not Stated

Summary of Submission

Amend as follows:

Building Height

- a) For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay and Wanaka the maximum building height shall be 7m.
- b) For the Located Shopping Centre Zone located at 1 Hansen Road (being the land located located between Hansen Road and Frankton Cemetery) the maximum height shall be 10 m except for buildings or parts of buildings 55m of further from the State High boundary, in which case the maximum height shall be 15 m.

<u>bc)</u> For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.

Point Number

698.7

Provision:

685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 728-

15.5.5

Position:

Not Stated

Summary of Submission Delete:

Residential and Visitor Accommodation Activities

All residential and visitor accommodation activities shall be restricted to first floor level or above.

Point Number

698.8

Provision:

685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 726-

15.5.3

Position:

Not Stated

Summary of Submission Amend as follows:

Acoustic insulation

- -a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36.
- b) All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.
- *Discretion is restricted to consideration of all of the following:
- the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;
- the extent of insulation proposed; and

whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.

<u>Airport Noise – Queenstown Airport (excluding any noncritical listening environments) within the Air Noise Boundary (ANB)</u>

New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN).

Submitter Number: 719 Submitter: NZ Transport Agency

Contact Name: Tony MacColl Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.86 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies

> 699-15.2.3 Objective 3

Position: Support

Summary of Submission

Retain

Point Number 719.87 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 702-

15.2.3.3

Position: Support

Summary of Submission

Retain

Point Number 719.88 Provision: 685-15 Local Shopping Centres >

687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 703-

15.2.3.4

Position: Support

Summary of Submission Retain

Point Number 719.89 **Provision:** 685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 704-15.2.3.5 Position: Support Retain Summary of Submission **Point Number** 719.90 Provision: 685-15 Local Shopping Centres > 711-15.4 Rules - Activities Position: Not Stated Summary of Amend Rule 15.4.3.2a by adding the following requirement: **Submission** (vi) No direct access to the State highway. **Point Number** Provision: 719.91 685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 715-15.4.4 Position: Support Summary of Retain **Submission Point Number Provision:** 685-15 Local Shopping Centres > 719.92 723-15.5 Rules - Standards > 724-15.5.1 Position: Other - Please clearly indicate your position in your submission below Summary of Amend Rule 15.5.1 to read as follows: **Submission** . The traffic effects of additional building coverage on the State highway, particularly with regard to the intersection between Hansen Road and State Highway 6. **Point Number** 719.93 Provision: 685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 727-15.5.4 Position: Support Summary of Retain **Submission** Provision: **Point Number** 719.94 685-15 Local Shopping Centres > 732-15.6 Non-Notification of

Applications > 734-15.6.2 Position: Oppose Summary of Delete **Submission**

Submitter Number: 771 Submitter: Hawea Community Association

Contact Name: Paul Cunningham Email: pgcunningham@xtra.co.nz

Address: PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343

Point Number 771.2 **Provision:** 685-15 Local Shopping Centres

Position: Support

Confirm the proposed Lake Hawea Shopping Centre Zone subject to a change that it is extended Summary of **Submission** as shown in Attachment 2 of the submission.

Submitter Number: 793 Submitter: Lesley Burdon

Contact Name: Email:

Address: Glen Dene, Private Bag, Wanaka, New Zealand, 9343

Point Number Provision: 793.2 685-15 Local Shopping Centres

Position: Oppose

Summary of Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay **Submission**

according to the map submitted by the HCA.

Submitter Number: 798 Submitter: Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.44 Provision: 685-15 Local Shopping Centres >

711-15.4 Rules - Activities > 713-

15.4.2

Position: Oppose

Summary of Submission

Effects on Public Transport

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Point Number 798.45 Provision: 685-15 Local Shopping Centres >

711-15.4 Rules - Activities > 714-

15.4.3

Position: Oppose

Summary of Submission **Effects on Public Transport**

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus

movement.

Submitter Number: 840 Submitter: C & S Hansen

Contact Name: Chris Hansen Email: chansen@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 840.2 Provision: 685-15 Local Shopping Centres

Position: Not Stated

Summary of Submission The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is

zoned Local Shopping Centre zone.

Chapter 16 - Business Mixed Use Zone

Submitter Number: 30 Submitter: Julie Rogers

Contact Name: Email: jules.nick@snap.net.nz

Address: 36 Jacksons Road, Merivale, Christchurch, New Zealand, 8014

Point Number 30.1 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of Supports this change because there is a serious lack of accommodation and business **Submission**

development within this zone and within walking distance to town as many people do not have

transport.

Point Number Provision: 26-16Business Mixed Use Zone > 30.2

52-16.4Rules - Activities

Position: Support

Summary of **Submission**

Support

26-16Business Mixed Use Zone > **Point Number** 30.3 Provision:

90-16.6Non-Notification of

Applications

Position: Support

Submission

Summary of Support. This will speed up the process for being able to create more accommodation within this

zone.

Submitter Number: Submitter: 70 Westwood Group

Contact Name: Email: Tony Butson tony@butson.co.nz

Address: PO Box 1120, Queenstown, New Zealand, 9300

Point Number 70.2 Provision: 3-Part Three - Urban Environment

> 3.10-16 Business Mixed Use

Zone

Position: Support

Summary of Submission Supports the proposed Business Mixed Use Zone , and suggests that it should also include the

area from Boundary road to Robins road.

Submitter Number: 102 Submitter: PR Queenstown Ltd

Contact Name: Pete Ritchie Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 102.1 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of Submission

That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Point Number 102.2 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of Submission

Support

Submitter Number: 103 Submitter: Neki Patel

Contact Name: Pete Ritchie Email: pete@kerrritchie.com

Address: 38A Gorge Road, Queenstown, New Zealand, 9300

Point Number 103.1 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of **Submission**

That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.

Submitter Number: 104 Submitter: Hamish Munro

Contact Name: Email: Hamish.Munro@ipsos.com

Address: PO Box 1894, Queenstown, New Zealand, 9300

Point Number 104.1 **Provision:** 26-16Business Mixed Use Zone >

27-16.1Purpose

Other - Please clearly indicate your position in your submission below Position:

Summary of Submission

That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Barry Sarginson Submitter Number: 107 Submitter:

Contact Name: Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

107.1 3-Part Three - Urban Environment **Point Number Provision:**

> 3.10-16 Business Mixed Use

Other - Please clearly indicate your position in your submission below Position:

Summary of Submission

That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 108 Submitter: Clyde Macintrye

Contact Name: Email: pete@kerrritchie.com

Address: PO Box 1894, Queenstown, New Zealand, 9348

Point Number 108.1 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the

Business Mixed Use Zone purpose.

Submitter Number: 125 Submitter: Kenneth Muir

Contact Name: Email: muir@xtra.co.nz

Address: 693 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300

Point Number 125.1 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of Submission Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.

Submitter Number: 136 Submitter: Feldspar Capital Management

Contact Name: Joff Riley Email: joff.riley@feldspar.co.nz

Address: 9043, St Clair, Dunedin, New Zealand, 9012

Point Number 136.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Requests that the plan in this area, provides for lower cost, high density accommodation that would suit rentals for working people from sectors such as construction and tourism. Residential accommodation in Gorge Rd, Queenstown, has been provided for and I would suggest that Andersons Rd is a similar area of mixed use.

Submitter Number: 223 Submitter: Sam Gent

Contact Name: Email: gent.samantha@gmail.com

Address: 5 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number 223.18 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Support

Summary of Submission

Support

Submitter Number: 237 Submitter: Central Land Holdings Limited

Contact Name: Alison Devlin Email: alison@willowridge.co.nz

Address: PO Box 170, Dunedin, 9054

Point Number 237.1 Provision: 26-16Business Mixed Use Zone >

28-16.20bjectives and Policies >

29-16.2.1Objective 1

Position: Support

Summary of Submission

Supports objective 16.2.1.

Point Number 237.2 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities

Position: Support

Summary of Submission Supports the Rules in section 16.4.

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortyqt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.6 Provision: 3-Part Three - Urban Environment

> 3.10-16 Business Mixed Use

Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in particular high quality urban design outcomes. council also has a role to play ensuring the streetscape and natural features of the environment are exploited to achieve the best possible urban outcome. the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. mixed use should operate both sides of road. should be mixed use on gorge road and residential behind,

potentially separated by creek. (see drawing)

Point Number 238.92 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports in principle but needs additional/changed wording around natural features, Council responsibility to manage street, does not support map as Considers that the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. Mixed use should operate on both sides of road. Should be mixed use on gorge road and residential behind, potentially separated by creek.

Council should prioritise undergrounding of power lines, wide footpaths and streetscape to facilitate and showcase urban outcome required on Gorge road.

States that this is a new zone and we need to set a good precedence for mixed use by encouraging high design standards and use of urban design panel.

Requests the Zone be called "Mixed Use" as opposed to "Business Mixed Use"

Requests the zone be extended as shown on Map 1 attached to the submission.

Point Number 238.94 **Provision:** 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 Position: Other - Please clearly indicate your position in your submission below Summary of Supports with additional wording. **Submission** 16.2.1 Objective An area comprising a high intensity mix of compatible residential , visitor accommodation and non -residential activities is enabled within a high quality urban environment. **Point Number** 238.95 **Provision:** 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 31-16.2.1.2 Position: Support Summary of supports the provision **Submission Point Number** 238.96 Provision: 26-16Business Mixed Use Zone > 28-16.20bjectives and Policies > 29-16.2.1Objective 1 > 32-16.2.1.3 Position: Other - Please clearly indicate your position in your submission below Summary of Support with additional wording: Submission 16.2.1.3 Avoid activities that have noxious offensive or undesirable qualities from locating within the business mixed use zone to ensure that appropriate levels of amenity are maintained a high quality urban environment is maintained. **Point Number** 238.97 Provision: 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 33-16.2.1.4 Position: Oppose Summary of Does not support. Seeks that 16.2.1.4 is deleted and reworded to state:

16.2.1.4 A high level of amenity will be achieved by creating an interesting vibrant street life by bringing together a diverse range of people and activities.

Submission

Point Number 238.98 **Provision:** 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1 Objective 1 > 34-16.2.1.5 Position: Other - Please clearly indicate your position in your submission below Summary of Support with rewording. **Submission** 16.2.1.5 For sites fronting Gorge road (and other main streets) avoid residential activities on the ground **Point Number** 238.99 Provision: 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 35-16.2.1.6 Position: Support Supports this provision **Summary of** Submission **Point Number** 238,100 Provision: 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 36-16.2.1.7 Position: Other - Please clearly indicate your position in your submission below **Summary of** Support with additions. Requests that requirements should be spelled out. Set out noise Submission thresholds. **Point Number** Provision: 238.101 26-16Business Mixed Use Zone > 28-16.20biectives and Policies > 29-16.2.1Objective 1 > 37-16.2.1.8 Position: Other - Please clearly indicate your position in your submission below Summary of Support with deletions/additions. States that night sky is largely irrelevant in gorge road- but Submission good lighting is an important priority for safety. 16.2.1.8 Ensure that the undergrounding of overhead wires is a priority in gorge road to enable a successful streetscape to evolve.

Ensure that the location and direction of street lights does not cause significant glare to other properties-roads-and public places, and promote lighting design that mitigates adverse effects on the night sky, and provide a safe well lit environment for pedestrians.

Point Number Provision: 238.102 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 38-

16.2.1.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission supports in part. suggested rewording as below:

Ensure that outdoor storage areas are appropriately located and screened to limit any adverse

visual effects and be consistent with the appropriate level of amenity.

Point Number 238.103 Provision: 26-16Business Mixed Use Zone >

28-16.20bjectives and Policies >

39-16.2.2Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part. Suggests that there ought to be an incentive to use the urban design panel to

achieve the higher densities and heights proposed.

One solution could be to have restricted discretionary if goes to urban design panel, Fully

discretionary if it doesn't.

Suggested rewording as below:

16.2.2

New development achieves high quality building and urban design outcomes that minimise

adverse effects on adjoining neighbours and public spaces

Point Number 238.104 Provision: 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies >

39-16.2.2Objective 2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add further bullet point. Need to encourage use of urban design panel.

16.2.2.8 the urban Design Panel will be used to assess and encourage high quality building and

urban design outcomes.

Point Number 238.105 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports in part. States there is insufficient detail about urban design outcomes, outdoor space requirements etc. Feels use of urban design panel should be encouraged as a restricted discretionary activity, otherwise this is a fully discretionary activity. Very concerned about

removal of all assessment matters.

Requests the following:

Include outdoor living requirements.

• Promote use of urban design panel.

Consideration of Horne Creek where fronting Horne creek, view shafts etc. Council
needs to take responsibility for streetscape and show desired walkways and linkages,
consideration of opening up Horne Creek.

Point Number 238.106 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with additional info and assessment criteria.

Requests the following:

Include outdoor living requirements.Promote use of urban design panel.

•Consideration of Horne Creek where fronting Horne creek, view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

Point Number 238.107 **Provision:** 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 74-

16.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part with additions. Supports non residential activities at ground floor only apart from stairwells etc. Questions how to judge effects on surrounding building and activities. Promotes use of urban design panel.

Requests the following:

Include outdoor living requirements.Promote use of urban design panel.

•Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of

opening up Horne Creek.

Submitter Number: 252 **Submitter:** HW Richardson Group

Contact Name: Megan Justice Email: megan.justice@mitchellpartnerships.co.nz

Address: PO Box 489, Dunedin, 9054

Point Number 252.11 **Provision:** 3-Part Three - Urban Environment > 3.10-

16 Business Mixed Use Zone

Position: Oppose

Summary of Submission HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity.

Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the Business and Mixed Use Zone to provide for industrial and service activities as permitted activities. Where the provisions

of the Business and Mixed Use Zone are changed to provide for service and industrial activities as permitted activities, then all necessary changes to the provisions should also be made to protect industrial activities in this zone from reverse sensitivity effects.

Submitter Number: 321 Submitter: Coronet Property Investments

Limited

Contact Name: Brett Giddens Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9348

Point Number 321.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Support

Summary of Submission Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road

and any consequential changes.

Point Number 321.2 Provision: 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies >

39-16.2.2Objective 2 > 46-

16.2.2.7

Position: Support

Summary of Submission Supports the provision for an increase in height limits subject to high design quality

Point Number 321.3 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Oppose

Summary ofAmend the activity status relating to the establishment of and alteration to buildings from

Submission	Restricted Discretionary to Controlled.				
Point Number	321.4	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80-16.5.7 > 81-16.5.7.1		
Position:	Support				
Summary of Submission	Supports the rule.				
Point Number	321.5	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications > 92-16.6.2		
Position:	Support				
Summary of Submission	Supports the processing of applications of buildings and for building height on non-notified basis				
Point Number	321.7	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone		
Position:	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Any consequential relief to give effect to the submission.				

Submitter Number: 344 Submitter: Sam Flewellen

Contact Name: Email: sam@planzconsultants.co.nz

Address: 1845, Christchurch City, Christchurch, New Zealand, 8140

Point Number 344.4 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Oppose

Summary of That the High Density Residential portion of the Mico Queenstown site be rezoned to Business

Submission Mixed Use as shown on Planning Map 32.

Point Number 344.6 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Oppose

Summary of Submission

That any new, or expansions to existing, buildings for building or trade suppliers up to 1000m2

GFA is a controlled activity.

Point Number 344.7 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 70-

16.5.1 > 72-16.5.1.2

Position: Support

Summary of Submission

Retain standard 16.5.1.2

Point Number 344.8 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 75-

16.5.4

Position: Support

Summary of Submission Retain standard 16.5.4.

Point Number 344.9 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 80-

16.5.7

Position: Support

Summary of Submission

Retain standard 16.5.7.

Submitter Number: 380 Submitter: Villa delLago

Contact Name: Charlotte Mill Email: charlotte.mill@xtra.co.nz

Address: 249 Frankton Road, Queenstown, New Zealand, 9300

Point Number 380.56 **Provision:** 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1 Objective 1 Position: Support Summary of Support **Submission** 26-16Business Mixed Use Zone > **Point Number** 380.57 **Provision:** 28-16.2Objectives and Policies > 39-16.2.2Objective 2 Position: Support Support **Summary of** Submission

 Submitter Number:
 392
 Submitter:
 Erna Spijkerbosch

 Contact Name:
 Email:
 erna@camp.co.nz

Address: 9 Weaver Street, Queenstown, New Zealand, 9300

Point Number 392.9 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Support

Summary of Support Submission

Point Number 392.10 Provision: 26-16Business Mixed Use Zone >

28-16.20bjectives and Policies >

29-16.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary ofDo not allow visitor accommodation in the Business Mixed Use Zone. **Submission**

Point Number 392.11 **Provision:** 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies >

29-16.2.1Objective 1

Position:	Support				
Summary of Submission	Support				
Point Number	392.12	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1		
Position:	Support				
Summary of Submission	Supports everything except provision for visitor accommodation.				
Point Number	392.13	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone		
Position:	Other - Please clearly indicate your position in your submission below				
Summary of Submission	Various decisions sought: Support 16.5.1.1 - Recession line 35deg.				
	Support 16.5.1.2 - 3m setback.				
	Support 16.5.4 - 75%max coverage.				
	Support 16.5.7.1(a) - 12m height limit.				
	Support 16.4.2 - Buildings should be Restricted Discretionary Activity.				
	Oppose 16.4.4 - Visitor Accommodation as it is not consistent with the aim of increasing worker accommodation stock near the town centre. Oppose 16.5.7.1(b) - 20m height should only be allowed on the eastern side of Gorge Road. Oppose 16.6.2 - buildings over 12m should be notified, unless on eastern side of Gorge Road. Oppose 16.6.3 - residential neighbours should be contacted if breaches in setback or sunlight access are more than minor.				
	Maximum 12m building height when Allow 20-25m on eastern side of Go		eights staggered down to 12m at		
	Allow 20-25m on eastern side of Gorge Road at very rear. Heights staggered dow street front to preserve some 'openness' to the street. Landscaping of 2m (for example) at street front to soften the appearance of tall bue either side.				

Point Number 392.14 Provision: 26-16Business Mixed Use Zone >

90-16.6Non-Notification of

Applications

Position: Support

Summary of Submission

Support

Submitter Number: 399 **Submitter:** Peter and Margaret Arnott

Contact Name: Sam Buchan Email: sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 399.3 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Oppose

Summary of Submission That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural

General be rezoned Local Shopping Centre and/or Business Zone.

Submitter Number: 488 **Submitter:** Schist Holdings Limited and Bnzl

Properties Limited

Contact Name: Carey Vivian Email: carey@vivianespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 488.3 **Provision:** 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 80-

16.5.7 > 81-16.5.7.1

Position: Not Stated

Summary of Submission Amend Rule 16.5.7.1 by adding the words "(Gorge Road)" after the word "Queenstown".

Amend Rule 16.5.7.1 by adding a new standard "16.5.7.2 Queenstown (Glenda Drive) a. Up to

8m - Permitted b. Up to 10m - Restricted Discretionary."

Submitter Number: 542 Submitter: G H & P J Hensman

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 542.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed

Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

Point Number 542.2 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Not Stated

Summary of Submission

The activity status for buildings should be controlled, rather than restricted discretionary, with the

same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

Point Number 542.3 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 58-

16.4.4

Position: Not Stated

Summary of Submission The activity status for visitor accommodation should be controlled, rather than discretionary, with

the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

Point Number 542.4 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 70-

16.5.1

Position: Not Stated

Summary of Submission

The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

Submitter Number: 545 Submitter: High Peaks Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 545.1 **Provision:** 3-Part Three - Urban Environment

> 3.10-16 Business Mixed Use

Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed

Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

Point Number 545.2 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Not Stated

Summary of Submission The activity status for buildings should be controlled, rather than restricted discretionary, with the

same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

Point Number 545.3 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 58-

16.4.4

Position: Not Stated

Summary of Submission

The activity status for visitor accommodation should be controlled, rather than discretionary, with

the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

Point Number 545.4 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 70-

16.5.1

Position: Not Stated

Summary of Submission The recession line should be 45 degrees inclined towards the site from points 3m above the

nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

Submitter Number: 550 Submitter: Ngai Tahu Property Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 550.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed

Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

Point Number 550.2 **Provision:** 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Not Stated

Summary of Submission

The activity status for buildings should be controlled, rather than restricted discretionary, with the

same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

Point Number 550.3 **Provision:** 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 58-

16.4.4

Position: Not Stated

Summary ofThe activity status for visitor accommodation should be controlled, rather than discretionary, with

Submission the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

Point Number 550.4 Provision: 26-16Business Mixed Use Zone >

69-16.5Rules - Standards > 70-

16.5.1

Position: Not Stated

Summary of Submission The recession line should be 45 degrees inclined towards the site from points 3m above the

nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

Submitter Number: 556 Submitter: Skyline Enterprises Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 556.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Not Stated

Summary of Submission Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the

submission.

Point Number 556.3 Provision: 26-16Business Mixed Use Zone >

27-16.1Purpose

Position: Not Stated

Summary of Submission Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the regeneration of the commercial area along Gorge Road with an appropriate mix of compatible

commercial and residential activities.

Point Number 556.4 **Provision:** 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies

Position: Not Stated

Summary of Submission		Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in terms of providing a compatible mix of activities and a high quality design outcomes for the BMUZ			
Point Number	556.5	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards		
Position:	Not Stated				
Summary of Submission	Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a Restricted Discretionary activity).				
Point Number	556.6	Provision:	26-16Business Mixed Use Zone : 90-16.6Non-Notification of Applications		
Position:	Not Stated				
Summary of Submission	Support in part Rules 16.6.2 and 16.6.3 regarding public notification				
Point Number	556.7	Provision:	26-16Business Mixed Use Zone : 52-16.4Rules - Activities > 54-16.4.2		
Position:	Not Stated				
Summary of Submission	Buildings should be classified as Controlled Activities (with the same matters of control listed in Rule 16.4.2).				
Point Number	556.8	Provision:	26-16Business Mixed Use Zone : 52-16.4Rules - Activities > 58-16.4.4		
Position:	Not Stated				
Summary of Submission	Visitor accommodation should be classified as a Controlled Activity (with the same matters of control listed in Rule 16.4.4).				
Point Number	556.9	Provision:	26-16Business Mixed Use Zone : 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1		
Position:	Not Stated				
Summary of Submission	The recession line should be 45° inclined towards the site from points 3 m above the nearest residential zone boundary.				

Point Number 556.10 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Not Stated

Summary of Submission Any consequential amendments to give effect to the points made in the submission in relation to

the BMUZ

Submitter Number: 571 Submitter: Totally Tourism Limited

Contact Name: Sean Dent Email: sean@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 571.20 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 58-

16.4.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Subject to compliance with all Business Mixed Use Zone provisions, Visitor accommodation should be classified as a Controlled Activity (with the same matters of control as are currently listed in proposed Rule 16.4.4); and such further or consequential or alternative amendments

necessary to give effect to this submission.

Submitter Number: 591 **Submitter:** Varina Propriety Limited

Contact Name: Ian Greaves Email: ian@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 591.1 **Provision:** 3-Part Three - Urban Environmant

> 3.10-16 Business Mixed Use

Zone

Position: Support

Summary of Submission

Retain as notified.

Submitter Number: Submitter: 634 Trojan Holdings Limited

Contact Name: Scott Freeman Email: scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 634.1 **Provision:** 3-Part Three - Urban Environment

> 3.10-16 Business Mixed Use

Zone

Position: Not Stated

Submission

Summary of Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the

submission.

Point Number 634.3 26-16Business Mixed Use Zone > **Provision:**

27-16.1Purpose

Position: Not Stated

Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the Summary of Submission

regeneration of the commercial area along Gorge Road with an appropriate mix of compatible

commercial and residential activities.

Point Number 634.4 Provision: 26-16Business Mixed Use Zone >

28-16.2Objectives and Policies

Position: Not Stated

Summary of Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in **Submission**

terms of providing a compatible mix of activities and a high quality design outcomes for the

BMUZ

Point Number Provision: 26-16Business Mixed Use Zone > 634.5

69-16.5Rules - Standards

Position: Not Stated

Summary of Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule

Submission 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a

Restricted Discretionary activity).

Point Number 634.6 **Provision:** 26-16Business Mixed Use Zone > 90-16.6Non-Notification of **Applications** Position: Not Stated Summary of Support in part Rules 16.6.2 and 16.6.3 regarding public notification **Submission** 26-16Business Mixed Use Zone > **Point Number** 634.7 **Provision:** 52-16.4Rules - Activities > 54-16.4.2 Position: Not Stated Buildings should be classified as Controlled Activities (with the same matters of control listed in Summary of Submission Rule 16.4.2). **Point Number Provision:** 26-16Business Mixed Use Zone > 634.8 52-16.4Rules - Activities > 58-16.4.4 Position: Not Stated Summary of Visitor accommodation should be classified as a Controlled Activity (with the same matters of **Submission** control listed in Rule 16.4.4). **Point Number Provision:** 26-16Business Mixed Use Zone > 634.9 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1 Position: Not Stated The recession line should be 45° inclined towards the site from points 3 m above the nearest Summary of **Submission** residential zone boundary. **Point Number** 634.10 Provision: 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone Position: Not Stated Summary of Any consequential amendments to give effect to the points made in the submission in relation to the BMUZ Submission

Submitter Number: 700 Submitter: Ledge Properties Ltd and Edge

Properties Ltd

Contact Name: James Aoake Email: reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 700.1 Provision: 26-16Business Mixed Use Zone >

28-16.20bjectives and Policies >

29-16.2.1Objective 1 > 33-

16.2.1.4

Position: Not Stated

Summary of Submission

Amend as follows:

Residential and visitor accommodation activities of a nature consistent with a mixed use environment are enabled, while acknowledging that there will be a lower level of amenity

than residential zones due to the mix of activities provided for.

Point Number 700.2 **Provision:** 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Not Stated

Summary of Submission

Amend as follows:

Buildings

*Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, and impact on the street, and natural hazards to ensure that:

- The design of the building blends well with and contributes to an integrated built form;
- The external appearance of the building is sympathetic to the surrounding natural and built environment:
- The detail of the facade is sympathetic to other buildings in the vicinity, having regard to; building materials, glazing treatment, symmetry, external appearance, vertical and horizontal emphasis and storage;
- Where residential units are proposed as part of a development, the extent to which open space is provided on site either through private open space or communal open space, or a combination thereof: and
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Or in the alternative amendments which will ensure that only significant natural hazards that can reasonably be managed are subject to resource consent scrutiny.

Point Number 700.3 3-Part Three - Urban Environment **Provision:**

> 3.10-16 Business Mixed Use

Zone

Position: Not Stated

Summary of Submission

Confirm all provisions not otherwise submitted on in Section 16

Submitter Number:

Contact Name:

704

Submitter:

Ross & Judith Young Family Trust

Andrew Lovelock

Email:

andrew.lovelock@gallawaycookallan.co.nz

Address:

PO Box 450, Wanaka, New Zealand, 9343

Point Number

704.1

Provision:

3-Part Three - Urban Environmant > 3.10-

16 Business Mixed Use Zone

Position:

Support

Summary of Submission Relief sought:

8. The Trust seeks the following relief:

Confirm the provisions and the zoning of the Business Mixed Use zone in Wanaka.

Submitter Number: 746 Submitter: Bunnings Limited

Contact Name: Matt Norwell Email:

Address: PO Box 1986, Shortland Street, Auckland, New Zealand, 1140

Point Number 746.1 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 53-

16.4.1

Position: Not Stated

Summary of Submission

Retain Rule 16.4.1;

Point Number 746.2 Provision: 26-16Business Mixed Use Zone >

28-16.20bjectives and Policies >

29-16.2.1 Objective 1

Position: Not Stated

Summary of Submission Introduce a new policy as 16.2.1.10 of the Business Mixed Use Zone to read as follows: "16.2.1.10 Ensure that the operational and functional requirements of non-residential activities

are recognised and provided for."

Point Number 746.3 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 54-

16.4.2

Position: Not Stated

Summary of Submission De-tune the urban design related matters for restricted discretion on all proposed buildings in this

zone (Rule 16.4.2) to allow for a flexible built form for non-residential activities;

Point Number 746.4 Provision: 26-16Business Mixed Use Zone >

52-16.4Rules - Activities > 60-

16.4.6

Position: Not Stated

Summary of Submission EITHER:

Delete Rule 16.4.6 requiring specific assessment for Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers activities;

OR

Amend Rule 16.4.6 to read as follows:

"Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers

<u>Building Suppliers</u>

*Discretion is restricted to consideration of all of the following:

- The impact of buildings on the streetscape and neighbouring <u>residential</u> properties in terms of dominance impacts from large, utilitarian buildings;
- The provision, location and screening of access, parking and traffic generation; and
- · Landscaping."

Chapter 17 - Queenstown Airport Mixed Use

Submitter Number: 19 Submitter: Kain Fround

Contact Name: Email: kainis_45@hotmail.com

Address: 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

Point Number 19.9 Provision: 739-17 Queenstown Airport Mixed

Use

Position: Support

Summary of Submission

Supports the chapter provisions generally

Submitter Number: 116 Submitter: Self

Contact Name: mike harris Email: mike@whiteshadows.co.nz

Address: Unknown, 9371

Point Number 116.1 Provision: 739-17 Queenstown Airport Mixed

Use

Position: Other - Please clearly indicate your position in your submission below

Summary ofSubmission
Requests response to the following question: Does the Council have any long range plans to improve parking at the airport by using the airport's profits to create a parking terrace/structure to

alleviate the neighbourhood traffic congestion in and around Frankton?

Submitter Number: 217 Submitter: Jay Berriman

Contact Name: Email: jay@epkcrew.com

Address: 30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300

Point Number 217.15 **Provision:** 739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose

Position: Oppose

Summary of Submission Does not want to see further growth..we have enough, the town is in danger of being ruined by to

much to fast

Submitter Number: 238 Submitter: NZIA Southern and Architecture +

Women Southern

Contact Name: NZIA and Architecture+Women Email: nortygt@xtra.co.nz

Southern Southern

Address: 486, queenstown, Queenstown, New Zealand, 9348

Point Number 238.7 Provision: 739-17 Queenstown Airport Mixed

Use

Position: Support

Summary of Submission

Best practice urban design is essential to creating high quality environments and especially

important with the proposed and likely intensification of the urban areas within Urban Growth

boundaries due to forecast population growth demand

Point Number 238.108 **Provision:** 739-17 Queenstown Airport Mixed

Use > 793-17.7 Non Regulatory

Methods

Position: Support

Summary of Submission

Strongly support Council advocacy to promote good urban design. Best Practice Urban Design is

essential to providing high quality urban environments within all areas of the District and

therefore should be added to the Strategy Chapter and all town centre and residential chapters

within defined Urban Growth Boundaries.

Submitter Number: 271 **Submitter:** Board of Airline Representatives

of New Zealand (BARNZ)

Contact Name: John Beckett Email: john@barnz.org.nz

Address: Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140

Point Number 271.15 Provision: 739-17 Queenstown Airport Mixed Use

Position: Support
Submission Support.

Submitter Number: 383 Submitter: Queenstown Lakes District

Council

Contact Name: Vanessa van Uden Email: mayor@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.35 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

> 744-17.2.1.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise

Submission Chapter.

Point Number 383.36 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

> 744-17.2.1.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend 'District Wide' to correct heading title to state "clarification" **Submission**

Point Number 383.37 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

> 744-17.2.1.2

Position: Other - Please clearly indicate your position in your submission below

Summary of SubmissionAmend to add point under 17.3.2 (Clarification) which states: "A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules."

Point Number 383.38 **Provision:** 739-17 Queenstown Airport Mixed

Use > 756-17.4 Rules - Activities >

757-17.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of **Submission**

Add a new Rule 17.5.5.3: Lighting shall be in use only when necessary in an operational sense,

so as to minimise adverse impacts on the night sky.

Point Number Provision: 383.39 739-17 Queenstown Airport Mixed

Use > 756-17.4 Rules - Activities >

757-17.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Delete provisions relating to parking, loading and access which refer to the Operative District Submission

Plan.

Point Number 383.40 **Provision:** 739-17 Queenstown Airport Mixed

Use > 756-17.4 Rules - Activities >

757-17.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Submission

Chapter.

Point Number 383.41 **Provision:** 739-17 Queenstown Airport Mixed

Use > 766-17.5 Rules - Standards

> 768-17.5.2

Position: Other - Please clearly indicate your position in your submission below

Summary of Amend to reflect standard wording, "Except as provided for by the Act, All applications for Submission controlled, restricted discretionary or discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected

persons the written the written consent of other persons and shall not be notified or limited-

notified".

Submitter 433 Submitter: Queenstown Airport Corporation

Number:

Contact Name: Email: Kirsty O'Sullivan kirsty.osullivan@mitchellpartnerships.co.nz

Address: PO Box 489, Dunedin, 9054

739-17 Queenstown Airport Mixed Use > **Point Number** 433.68 **Provision:** 740-17.1 Zone Purpose Position: Support Retain as notified. Summary of Submission **Point Number Provision:** 433.69 739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies Position: Support Summary of Retain as notified. Submission **Provision: Point Number** 433.70 739-17 Queenstown Airport Mixed Use > 750-17.3 Other Provisions and Rules > 752-17.3.2 District Wide Position: Support Summary of Retain as notified. **Submission Point Number Provision:** 433.71 739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards Position: Other - Please clearly indicate your position in your submission below Summary of Amend the Standards as follows: **Submission** Rule 17.5.2.1 For all buildings: at Queenstown Airport: Rule 17.5.8.1 Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 1 of Appendix 13 of the Operative District Plan Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36, or by submitting..... Rule 17.5.8.2 Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36, or by submitting.....

Point Number 433.72 **Provision:** 739-17 Queenstown Airport Mixed Use >

791-17.6 Non-Notification of Applications

Position: Support

Summary of Submission

Retain as notified.

Point Number 433.73 Provision: 739-17 Queenstown Airport Mixed Use >

793-17.7 Non Regulatory Methods

Position: Support

Summary of Submission

Retain as notified.

Submitter Number: 768 Submitter: Z Energy Ltd, BP Oil NZ Ltd and

Mobil Oil NZ Ltd

Contact Name: Mark Laurenson Email: mlaurenson@burtonconsultants.co.nz

Address: PO Box 33-817, Takapuna, Auckland, New Zealand, 0740

Point Number 768.18 Provision: 739-17 Queenstown Airport Mixed

Use > 740-17.1 Zone Purpose

Position: Support

Summary of Submission

Retain the description of the zone purpose without further modification.

Point Number 768.19 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

Position: Oppose

Summary of Submission

Amend as follows or to achieve the same intent, being to recognise Queenstown Airport as

nationally significant infrastructure in its own right:

Queenstown Airport is recognised as being nationally significant infrastructure and a generator of

	nationally and regionally significant economic, social and cultural benefits.			
Point Number	768.20	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 743-17.2.1.1	
Position:	Oppose			
Summary of Submission	Amend Policy 17.2.1.1 as follows or to achieve the same intent, being to provide for airport activities as defined:			
	Provide for those aviation activities airport activity that is necessary to enable Queenstown Airport to operate in a safe and efficient manner.			
Point Number	768.21	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2	
Position:	Support			
Summary of Submission	Retain without further modification			
Point Number	768.22	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 748-17.2.2.2	
Position:	Support			
Summary of Submission	Retain without further modification			
Point Number	768.23	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 749-17.2.2.3.	
Position:	Oppose			
Summary of Submission	Amend Policy 17.2.2.3 as follows or to achieve the same intent, being to avoid the intensification as well as establishment of incompatible activities:			
	Avoid the establishment <u>or intensification</u> of activities that are incompatible with the ongoing operation and functioning of Queenstown Airport.			

Point Number 768.24 **Provision:** 739-17 Queenstown Airport Mixed

Use > 766-17.5 Rules - Standards >

780-17.5.7

Position: Support

Summary of Submission Retain without further modification.

Submitter Number: 798 Submitter: Otago Regional Council

Contact Name: Warren Hanley Email: warren.hanley@orc.govt.nz

Address: Private Bag 1954, Dunedin, New Zealand, 9054

Point Number 798.34 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

Position: Oppose

Summary of Submission ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.

Submitter Number: 807 Submitter: Remarkables Park Limited

Contact Name: Jenny Carter Email: j.carter@remarkablespark.com

Address: PO Box 1075, Queenstown, New Zealand, 9348

Point Number 807.91 **Provision:** 739-17 Queenstown Airport Mixed

Use > 740-17.1 Zone Purpose

Position: Support

Summary of Submission

Amend the zone purpose to remove repetition, for instance the introduction could be amended to read:

Queenstown Airport is the gateway to Queenstown and is a key asset that provides facilities for the transportation of people and freight. The Airport is a key contributor to the tourism industry and generates significant economic growth at a district, regional and national level.

The airport also provides local facilities, including helicopter, flightseeing and general aviation operations. It is also a critical provider of emergency services and is a lifeline under the Civil Defence Emergency Management Act 2002.

The Airport Mixed Use Zone provides for the future growth and development of the airport in a manner that recognises the importance of maintaining amenity values of the airport and its surrounds.

Point Number

807.92

Provision:

739-17 Queenstown Airport Mixed

Use

Position:

Oppose

Summary of Submission

If the existing Airport Mixed Use Zone is to be amended to enable a range of activities including ASANs, then Activity Area of the RPZ be amended to also enable the same range of activities;

OR

The noise restrictions imposed on the RPZ under PC35 be imposed on the QAC (noting the comments above regarding the status of PC35 and the Lot 6 Notice of Requirement).

Point Number

807.94

Provision:

739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

> 745-17.2.1.3

Position:

Oppose

Summary of Submission

Delete Policy 17.2.1.3.

Point Number

807.95

Provision:

739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards

Position:

Oppose

Summary of Submission Retain the existing Airport Mixed Use Zone rules in relation to height, setbacks, building

coverage, landscaping.

Submitter Number: 834 Submitter: Helen McPhail

Contact Name: Email:

Address: 67 McBride Street, Frankton, New Zealand, 9300

Point Number 834.3 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2

> 747-17.2.2.1

Position: Not Stated

Summary of Submission

Agree (support) 17.2.2.1

Point Number 834.4 Provision: 739-17 Queenstown Airport Mixed

Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2

> 748-17.2.2.2

Position: Not Stated

Summary of Submission

17.2.2.2, 17.5.9.2 and 17.5

Car parking at present in inadequate and future expansion incompatible with 17.2.2.1 unless parking buildings and underground parking undertaken. land is a finite resource which needs

careful utilisation.