

Name *CDL Hotels Limited*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/34/1
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/34/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/34/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/34/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/34/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/34/3
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/34/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/34/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/34/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/34/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/34/8

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/34/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/34/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/34/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/34/12
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns....", and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/34/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/34/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/34/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/34/16

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/34/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/34/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/34/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/34/20
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/34/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/34/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/34/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/34/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/34/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/34/26

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/34/27
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/34/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/28/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/28/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/34/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/29/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/29/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/34/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/34/30/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/34/30/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/34/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/34/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/31/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/31/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/31/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/34/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/34/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/34/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/34/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/34/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/34/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/34/33/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activates in manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/34/34
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/34/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/34/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/34/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/34/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/34/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/34/37

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/34/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/34/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/34/40
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/34/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/34/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/34/43

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/34/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/34/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/34/46
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/34/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/34/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/34/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/34/50

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/34/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/34/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/34/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/34/54
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Accept</i>	<i>10/34/54/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/34/54/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/34/54/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/34/54/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/34/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/34/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/34/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/57/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/34/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/34/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/34/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/34/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/34/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/62/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/34/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/34/64

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/34/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/34/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/34/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/34/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/34/69
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/34/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/34/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/34/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/34/73

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/34/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/34/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/34/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/34/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/34/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/34/79
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/34/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/34/81

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/34/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/34/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/34/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/34/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/34/86
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/34/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/34/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/34/89

7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/34/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/34/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/34/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/34/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/34/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/34/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/34/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/34/97
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/34/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/34/99

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/34/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/34/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/34/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/34/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/34/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/34/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/34/106
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/34/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/34/108

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/34/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/34/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/34/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/34/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/34/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/34/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/34/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/34/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/34/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/34/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/34/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/34/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/34/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/34/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/34/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/34/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/34/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/34/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/34/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/34/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/34/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/34/130
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/34/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/34/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/34/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/34/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/34/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/34/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/34/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/34/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/34/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/34/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/34/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/34/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/34/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/34/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/34/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/34/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/34/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/34/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/34/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/34/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/34/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/34/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/34/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/34/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/34/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/34/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/34/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/34/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/34/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/34/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/34/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/34/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/34/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/34/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/34/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/34/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/34/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/34/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/34/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/34/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/34/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/34/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/34/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/34/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/34/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/34/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/34/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/34/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/34/176
Error	Error	Oppose	Reject	10/34/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/34/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/34/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/34/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/34/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/34/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/34/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/34/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/34/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/34/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/34/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/34/203

<i>Name</i>	<i>Fox on the Hill Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/35/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/35/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/35/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/35/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/35/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/35/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/35/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/35/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/35/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/35/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/35/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/35/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/35/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/35/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/35/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. " . . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/35/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/35/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/35/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/35/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/35/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/35/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/35/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/35/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/35/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/35/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/35/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/35/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/35/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/35/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/35/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/35/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/35/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/35/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/35/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/35/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/35/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/35/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/35/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/35/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/35/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/35/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/35/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/35/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/35/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/35/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/35/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/35/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/35/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/35/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/35/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/35/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/35/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/35/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/35/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/35/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/35/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/35/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/35/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/35/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/35/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/35/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/35/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/35/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/35/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/35/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/35/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/35/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/35/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/35/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/35/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/35/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/35/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/35/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/35/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/35/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/35/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/35/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/35/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/35/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/35/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/35/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/35/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/35/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/35/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/35/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/35/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/35/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/35/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/35/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/35/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/35/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/35/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/35/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/35/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/35/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/35/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/35/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/35/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/35/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/35/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/35/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/35/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/35/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/35/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/35/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/35/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/35/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/35/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/35/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/35/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/35/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/35/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/35/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/35/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/35/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/35/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/35/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/35/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/35/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/35/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/35/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/35/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/35/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/35/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/35/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/35/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/35/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/35/111
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/35/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/35/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/35/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/35/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/35/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/35/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/35/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/35/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/35/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/35/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/35/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/35/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/35/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/35/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/35/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/35/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/35/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/35/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/35/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/35/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/35/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/35/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/35/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/35/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/35/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/35/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/35/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/35/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/35/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/35/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/35/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/35/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/35/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/35/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/35/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/35/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/35/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/35/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/35/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/35/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/35/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/35/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/35/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/35/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/35/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/35/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/35/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/35/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/35/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/35/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/35/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/35/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/35/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/35/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/35/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/35/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/35/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/35/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/35/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/35/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/35/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/35/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/35/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/35/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/35/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/35/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/35/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/35/176
Error	Error	Oppose	Reject	10/35/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/35/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/35/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/35/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/35/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/35/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/35/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/35/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/35/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/35/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/35/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/35/203

Name *Highside Limited, Future Recovery Limited, The Phillip Sleigh Family Trust*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/36/1
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/36/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/36/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/36/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/36/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/36/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/36/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/36/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/36/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/36/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/36/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/36/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/36/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/36/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/36/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. " . . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/36/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/36/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/36/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/36/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/36/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/36/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/36/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/36/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/36/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/36/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/36/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/36/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/36/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/36/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/36/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/36/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/36/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/36/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/36/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/36/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/36/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/36/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/36/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/36/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/36/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/36/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/36/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/36/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/36/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/36/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/36/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/36/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/36/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/36/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/36/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/36/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/36/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/36/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/36/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/36/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/36/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/36/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/36/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/36/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/36/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/36/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/36/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/36/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/36/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/36/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/36/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/36/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/36/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/36/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/36/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/36/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/36/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/36/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/36/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/36/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/36/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/36/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/36/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/36/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/36/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/36/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/36/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/36/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/36/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/36/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/36/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/36/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/36/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/36/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/36/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/36/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/36/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/36/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/36/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/36/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/36/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/36/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/36/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/36/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/36/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/36/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/36/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/36/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/36/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/36/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/36/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/36/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/36/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/36/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/36/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/36/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/36/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/36/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/36/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/36/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/36/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/36/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/36/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/36/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/36/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/36/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/36/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/36/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/36/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/36/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/36/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/36/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/36/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/36/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/36/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/36/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/36/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/36/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/36/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/36/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/36/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/36/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/36/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/36/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/36/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/36/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/36/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/36/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/36/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/36/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/36/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/36/130
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/36/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/36/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/36/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/36/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/36/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/36/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/36/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/36/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/36/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/36/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/36/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/36/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/36/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/36/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/36/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/36/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/36/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/36/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/36/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/36/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/36/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/36/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/36/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/36/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/36/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/36/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/36/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/36/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/36/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/36/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/36/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/36/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/36/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/36/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/36/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/36/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/36/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/36/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/36/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/36/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/36/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/36/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/36/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/36/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/36/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/36/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/36/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/36/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/36/176
Error	Error	Oppose	Reject	10/36/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/36/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/36/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/36/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/36/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/36/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/36/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/36/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/36/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/36/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/36/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/36/203

<i>Name</i>	<i>Infinity Investment Group Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/37/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/37/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/37/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/37/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/37/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/37/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/37/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/37/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/37/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/37/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/37/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/37/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/37/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/37/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/37/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/37/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/37/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/37/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/37/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/37/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/37/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/37/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/37/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/37/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/37/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/37/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/37/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/37/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/37/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/37/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/37/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/37/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/37/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/37/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/37/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/37/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/37/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/37/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/37/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/37/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/37/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/37/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/37/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/37/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/37/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/37/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/37/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/37/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/37/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/37/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/37/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/37/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/37/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/37/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/37/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/37/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/37/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/37/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/37/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/37/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/37/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/37/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/37/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/37/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/37/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/37/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/37/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/37/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/37/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/37/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/37/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/37/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/37/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/37/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/37/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/37/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/37/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/37/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/37/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/37/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/37/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/37/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/37/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/37/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/37/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/37/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/37/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/37/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/37/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/37/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/37/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/37/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/37/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/37/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/37/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/37/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/37/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/37/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/37/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/37/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/37/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/37/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/37/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/37/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/37/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/37/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/37/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/37/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/37/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/37/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/37/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/37/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/37/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/37/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/37/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/37/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/37/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/37/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/37/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/37/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/37/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/37/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/37/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/37/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/37/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/37/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/37/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/37/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/37/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/37/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/37/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/37/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/37/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/37/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/37/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/37/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/37/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/37/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/37/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/37/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/37/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/37/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/37/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/37/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/37/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/37/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/37/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/37/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/37/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/37/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/37/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/37/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/37/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/37/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/37/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/37/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/37/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/37/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/37/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/37/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/37/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/37/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/37/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/37/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/37/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/37/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/37/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/37/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/37/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/37/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/37/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/37/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/37/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/37/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/37/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/37/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/37/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/37/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/37/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/37/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/37/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/37/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/37/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/37/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/37/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/37/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/37/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/37/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/37/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/37/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/37/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/37/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/37/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/37/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/37/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/37/176
Error	Error	Oppose	Reject	10/37/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/37/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/37/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/37/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/37/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/37/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/37/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/37/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/37/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/37/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/37/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/37/203

<i>Name</i>	<i>John Thompson and Mc Farlane Investments Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/38/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/38/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/38/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/38/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/38/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/38/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/38/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/38/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/38/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/38/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/38/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/38/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/38/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/38/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/38/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. " . . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/38/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/38/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/38/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/38/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/38/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/38/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/38/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/38/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/38/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/38/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/38/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/38/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/38/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/38/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/38/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/38/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/38/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/38/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/38/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/38/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/38/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/38/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/38/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/38/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/38/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/38/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/38/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/38/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/38/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/38/34/1</i>
<i>Queenstown Ventures Ltd</i>			<i>Partly Supp Reject</i>	<i>10/38/34/2</i>
<i>Scott Freeman Consulting Limited</i>			<i>Partly Supp Reject</i>	<i>10/38/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/38/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/38/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/38/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/38/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/38/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/38/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/38/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/38/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/38/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/38/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/38/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/38/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/38/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/38/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/38/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/38/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/38/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/38/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/38/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/38/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/38/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/38/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/38/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/38/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/38/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/38/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/38/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/38/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/38/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/38/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/38/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/38/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/38/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/38/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/38/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/38/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/38/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/38/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/38/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/38/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/38/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/38/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/38/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/38/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/38/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/38/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/38/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/38/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/38/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/38/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/38/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/38/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/38/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/38/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/38/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/38/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/38/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/38/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/38/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/38/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/38/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/38/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/38/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/38/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/38/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/38/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/38/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/38/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/38/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/38/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/38/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/38/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/38/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/38/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/38/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/38/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/38/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/38/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/38/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/38/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/38/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/38/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/38/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/38/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/38/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/38/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/38/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/38/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/38/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/38/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/38/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/38/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/38/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/38/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/38/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/38/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/38/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/38/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/38/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/38/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/38/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/38/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/38/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/38/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/38/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/38/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/38/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/38/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/38/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/38/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/38/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/38/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/38/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/38/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/38/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/38/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/38/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/38/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/38/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/38/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/38/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/38/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/38/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/38/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/38/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/38/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/38/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/38/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/38/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/38/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/38/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/38/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/38/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/38/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/38/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/38/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/38/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/38/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/38/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/38/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/38/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/38/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/38/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/38/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/38/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/38/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/38/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/38/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/38/176
Error	Error	Oppose	Reject	10/38/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/38/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/38/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/38/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/38/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/38/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/38/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/38/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/38/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/38/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/38/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/38/203

<i>Name</i>	<i>Kreft, Brian</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/39/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/39/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/39/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/39/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/39/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/39/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/39/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/39/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/39/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/39/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/39/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/39/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/39/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/39/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/39/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/39/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/39/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/39/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/39/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/39/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/39/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/39/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/39/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/39/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/39/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/39/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/39/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/39/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/39/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/39/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/39/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/39/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/39/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/39/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/39/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/39/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/39/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/39/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/39/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/39/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/39/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/39/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/39/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/39/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/39/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/39/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/39/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/39/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/39/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/39/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/39/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/39/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/39/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/39/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/39/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/39/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/39/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/39/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/39/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/39/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/39/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/39/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/39/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/39/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/39/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/39/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/39/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/39/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/39/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/39/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/39/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/39/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/39/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/39/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/39/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/39/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/39/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/39/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/39/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/39/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/39/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/39/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/39/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/39/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/39/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/39/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/39/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/39/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/39/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/39/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/39/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/39/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/39/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/39/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/39/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/39/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/39/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/39/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/39/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/39/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/39/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/39/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/39/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/39/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/39/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/39/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/39/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/39/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/39/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/39/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/39/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/39/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/39/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/39/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/39/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/39/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/39/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/39/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/39/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/39/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/39/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/39/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/39/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/39/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/39/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/39/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/39/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/39/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/39/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/39/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/39/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/39/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/39/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/39/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/39/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/39/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/39/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/39/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/39/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/39/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/39/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/39/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/39/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/39/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/39/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/39/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/39/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/39/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/39/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/39/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/39/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/39/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/39/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/39/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/39/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/39/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/39/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/39/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/39/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/39/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/39/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/39/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/39/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/39/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/39/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/39/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/39/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/39/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/39/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/39/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/39/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/39/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/39/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/39/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/39/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/39/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/39/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/39/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/39/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/39/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/39/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/39/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/39/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/39/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/39/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/39/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/39/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/39/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/39/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/39/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/39/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/39/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/39/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/39/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/39/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/39/176
Error	Error	Oppose	Reject	10/39/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/39/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/39/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/39/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/39/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/39/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/39/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/39/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/39/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/39/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/39/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/39/203

<i>Name</i>	<i>Mondrian Property Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/40/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/40/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/40/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/40/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/40/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/40/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/40/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/40/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/40/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/40/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/40/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/40/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/40/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/40/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/40/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/40/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/40/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/40/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/40/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/40/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/40/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/40/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/40/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/40/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/40/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/40/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/40/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/40/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/40/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/40/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/40/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/40/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/40/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/40/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/40/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/40/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/40/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/40/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/40/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/40/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/40/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/40/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/40/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/40/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/40/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/40/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/40/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/40/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/40/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/40/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/40/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/40/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/40/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/40/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/40/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/40/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/40/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/40/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/40/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/40/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/40/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/40/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/40/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/40/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/40/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/40/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/40/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/40/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/40/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/40/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/40/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/40/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/40/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/40/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/40/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/40/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/40/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/40/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/40/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/40/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/40/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/40/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/40/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/40/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/40/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/40/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/40/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/40/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/40/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/40/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/40/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/40/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/40/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/40/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/40/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/40/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/40/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/40/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/40/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/40/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/40/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/40/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/40/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/40/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/40/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/40/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/40/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/40/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/40/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/40/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/40/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/40/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/40/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/40/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/40/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/40/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/40/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/40/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/40/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/40/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/40/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/40/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/40/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/40/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/40/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/40/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/40/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/40/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/40/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/40/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/40/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/40/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/40/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/40/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/40/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/40/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/40/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/40/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/40/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/40/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/40/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/40/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/40/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/40/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/40/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/40/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/40/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/40/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/40/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/40/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/40/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/40/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/40/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/40/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/40/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/40/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/40/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/40/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/40/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/40/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/40/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/40/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/40/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/40/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/40/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/40/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/40/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/40/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/40/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/40/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/40/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/40/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/40/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/40/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/40/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/40/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/40/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/40/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/40/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/40/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/40/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/40/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/40/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/40/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/40/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/40/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/40/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/40/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/40/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/40/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/40/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/40/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/40/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/40/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/40/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/40/176
Error	Error	Oppose	Reject	10/40/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/40/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/40/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/40/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/40/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/40/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/40/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/40/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/40/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/40/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/40/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/40/203

<i>Name</i>	<i>Pasadena Villas Queenstown Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/41/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/41/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/41/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/41/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/41/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/41/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/41/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/41/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/41/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/41/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/41/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/41/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/41/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/41/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/41/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/41/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/41/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/41/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/41/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/41/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/41/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/41/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/41/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/41/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/41/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/41/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/41/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/41/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/41/29
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/41/30
Further Submissions - Maximum Mojo Holdings Limited		<i>Oppose</i>	<i>Accept</i>	<i>10/41/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/41/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/41/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/41/31
Further Submissions - Maximum Mojo Holdings Limited		<i>Partly Supp</i>	<i>Reject</i>	<i>10/41/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/41/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/41/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/41/32
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Accept</i>	<i>10/41/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/41/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/41/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/41/33
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/41/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/41/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/41/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/41/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/41/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/41/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/41/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/41/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/41/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/41/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/41/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/41/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/41/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/41/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/41/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/41/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/41/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/41/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/41/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/41/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/41/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/41/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/41/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/41/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/41/54

Further Submissions - Domicile Development Limited	<i>Support</i>	<i>Accept</i>	<i>10/41/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/41/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/41/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/41/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/41/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/41/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/41/57
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/41/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/41/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/41/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/41/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/41/62
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/41/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/41/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/41/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/41/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/41/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/41/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/41/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/41/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/41/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/41/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/41/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/41/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/41/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/41/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/41/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/41/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/41/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/41/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/41/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/41/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/41/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/41/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/41/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/41/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/41/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/41/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/41/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/41/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/41/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/41/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/41/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/41/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/41/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/41/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/41/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/41/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/41/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/41/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/41/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/41/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/41/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/41/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/41/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/41/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/41/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/41/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/41/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/41/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/41/111
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/41/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/41/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/41/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/41/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/41/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/41/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/41/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/41/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/41/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/41/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/41/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/41/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/41/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/41/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/41/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/41/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/41/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/41/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/41/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/41/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/41/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/41/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/41/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/41/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/41/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/41/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/41/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/41/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/41/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/41/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/41/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/41/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/41/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/41/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone"	Oppose	Reject	10/41/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/41/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/41/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/41/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/41/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/41/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/41/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/41/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/41/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/41/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/41/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/41/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/41/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/41/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/41/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/41/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/41/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/41/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/41/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/41/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m ² in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/41/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/41/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/41/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/41/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1(c) and (d) and clause 3.	Oppose	Reject	10/41/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/41/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/41/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/41/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/41/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/41/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/41/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m ² in area or 20m ³ in volume in any one consecutive 12 month period."	Oppose	Reject	10/41/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/41/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m ³ per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/41/176
Error	Error	Oppose	Reject	10/41/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/41/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/41/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/41/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/41/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/41/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/41/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/41/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/41/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/41/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/41/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/41/203

<i>Name</i>	<i>Wensley Developments The Club Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/42/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/1/1</i>
	<i>Lake House Consultants</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/42/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/1/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/1/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/1/5</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/42/2
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/2/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/42/3
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/3/1</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/42/4
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/4/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/42/5
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/5/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/42/6
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/6/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/42/7
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/7/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/42/8
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/8/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/42/9
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/9/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/42/10
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/10/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/42/11
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/11/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/42/12
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/12/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/42/13
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/13/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/42/14
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/14/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/42/15
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/15/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/42/16
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/16/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/42/17
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/17/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/42/18
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/18/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/42/19
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/19/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/42/20
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/42/21
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/42/22
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/42/23
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/23/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/42/24
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/42/25
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/42/26
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/26/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/42/27
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/27/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/42/28
Further Submissions - Maximum Mojo Holdings Limited		<i>Support</i>	<i>Reject</i>	<i>10/42/28/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/28/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/42/29
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/29/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/29/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/29/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/29/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/42/30
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/30/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/30/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/30/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/30/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/42/31
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/31/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/31/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/31/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/31/4</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/42/32
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/32/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/42/32/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/42/32/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/42/32/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/42/33
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/33/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/33/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/33/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/33/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/42/34
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/34/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/34/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/34/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/42/34/4</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/42/35
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/35/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/42/36
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/36/1</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/42/37
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/42/38
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/42/39
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/39/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/42/40
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/42/41
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/42/42
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/42/43
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/43/1</i>

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/42/44
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/44/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/42/45
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/42/46
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/42/47
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/42/48
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/42/49
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/42/50
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/50/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/42/51
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/42/52
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/52/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/42/53
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/42/54
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/42/54/1</i>
<i>Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/42/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/42/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/42/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/42/55
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/42/56
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/56/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/42/57
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/57/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/57/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/57/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/42/58
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/58/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/42/59
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/42/60
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/42/61
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/42/62
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/62/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/62/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/62/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/42/63
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/63/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/42/64
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/64/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/42/65
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/42/66
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/42/67
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/42/68
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/42/69
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/69/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/42/70
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/42/71
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/42/72
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/72/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/42/73
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/73/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/42/74
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/74/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/42/75
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/75/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/42/76
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/76/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/42/77
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/77/1</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/42/78
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/78/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/42/79
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/79/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/42/80
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/80/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/42/81
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/81/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/42/82
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/82/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/42/83
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/83/1</i>

7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/42/84
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/42/85
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/85/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/42/86
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/42/87
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/42/88
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/42/89
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/42/90
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/90/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/42/91
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/42/92
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/42/93
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/42/94
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/94/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/42/95
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/42/96
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/42/97
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/42/98
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/42/99
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/99/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/42/100
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/42/101
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/42/102
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/42/103
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/103/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/42/104
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/104/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/42/105
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/105/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/42/106
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/106/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/42/107
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/107/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/42/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/42/109
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/109/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/42/110
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/110/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/42/111
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/111/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/111/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/111/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/42/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/42/112
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/42/113
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/42/114
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/42/115
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Reject</i>	<i>10/42/115/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/42/116
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/42/117
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/117/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/42/118
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/42/119
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/42/120
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/42/121
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/121/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/42/122
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/42/123
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/42/124
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/42/125
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/125/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/42/126
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/42/127
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/42/128
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . ."	Oppose	Reject	10/42/129
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/129/1</i>

7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/42/130
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/130/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/130/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/130/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/42/131
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/42/132
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/42/133
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/133/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/42/134
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/42/135
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/135/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/42/136
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/136/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/42/137
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/42/137/1</i>
	<i>Lake House Consultants</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/42/137/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/137/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/137/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . .in the Low Density Residential Zone."	Oppose	Reject	10/42/138
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/138/1</i>

7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/42/139
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/42/139/1</i>
	<i>Lake House Consultants</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/42/139/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/139/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/139/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/42/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/42/140
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/42/141
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/42/141/1</i>
	<i>Lake House Consultants</i>	<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/141/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/141/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/141/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/141/5</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/42/142
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/42/142/1</i>
	<i>Lake House Consultants</i>	<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/142/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/142/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/142/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/42/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone "	Oppose	Reject	10/42/143
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/42/144
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/42/145
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/42/146
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/146/1</i>

7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/42/147
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/42/148
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/42/149
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/42/150
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/42/151
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/151/1</i>
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/42/152
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/42/153
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/42/154
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/42/155
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/42/156
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/42/157
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/157/1</i>

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/42/158
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/42/159
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/42/160
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/42/161
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/161/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/42/162
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/162/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/42/163
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/163/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/42/164
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/164/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/42/165
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/165/1</i>

Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/42/166
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/166/1</i>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/42/167
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/167/1</i>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/42/168
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/168/1</i>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/42/169
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/169/1</i>
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/42/170
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/42/171
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/42/172
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/42/173
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/42/174
Further Submissions - Lake House Consultants		<i>Oppose</i>	<i>Accept</i>	<i>10/42/174/1</i>

7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/42/175
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/175/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/42/176
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/176/1</i>
Error	Error	Oppose	Reject	10/42/177
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/177/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/42/178
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/178/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/42/179
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/179/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/42/180
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/180/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/42/181
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/181/1</i>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/42/182
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/182/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/42/183
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/42/183/1</i>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/184
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/184/1</i>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/185
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/185/1</i>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/186
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/186/1</i>
7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/187
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/187/1</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/188
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/188/1</i>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/189
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/189/1</i>

7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/190
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/190/1</i>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/191
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/191/1</i>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/192
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/192/1</i>
7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/193
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/193/1</i>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/194
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/194/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/195
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/195/1</i>

7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/196
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/196/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/197
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/197/1</i>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/198
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/198/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/42/199
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/199/1</i>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/42/200
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/200/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/42/201
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/42/201/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/42/202
<i>Further Submissions - Lake House Consultants</i>		<i>Oppose</i>	<i>Reject</i>	<i>10/42/202/1</i>

4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/42/203
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Further Submissions - Lake House Consultants *Oppose* *Accept* 10/42/203/1

<i>Name</i>	<i>Youth Hostel Association of New Zealand Incorporated</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/43/1
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/1/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/1/2</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/1/4</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/1/5</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/1/6</i>

4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/43/2
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/2/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/2/2</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/43/3
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/3/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/3/2</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/43/4
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/4/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/4/2</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/43/5
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/5/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/5/2</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/43/6
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/6/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/6/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/43/7
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/7/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/7/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/43/8
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/8/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/8/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/43/9
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/9/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/9/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/43/10
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/10/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/10/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/43/11
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/11/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/11/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/43/12
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/12/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/12/2</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/43/13
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/13/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/13/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/43/14
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/14/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/14/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/43/15
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/15/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/15/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/43/16
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/16/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/16/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/43/17
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/17/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/17/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/43/18
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/18/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/18/2</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/43/19
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/19/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/19/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/43/20
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/20/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/20/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/43/21
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/21/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/21/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/43/22
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/22/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/22/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/43/23
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/23/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/23/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/43/24
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/24/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/24/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/43/25
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/25/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/25/2</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/43/26
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/26/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/26/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/43/27
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/27/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/27/2</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/43/28
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/28/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/28/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/28/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/28/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/28/5</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/43/29
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/29/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/29/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/29/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/29/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/29/5</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/43/30
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/30/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/30/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/43/30/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/43/30/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/43/30/5</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/43/31
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/31/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/31/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/31/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/31/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/31/5</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/43/32
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/32/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/32/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/32/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/32/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/32/5</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/43/33
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/33/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/33/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/33/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/33/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/33/5</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/43/34
Further Submissions	<i>- 595 Frankton Road Partnership</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/34/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/34/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/34/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/34/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/43/34/5</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/43/35
Further Submissions	<i>- 595 Frankton Road Partnership</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/35/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/35/2</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/43/36
Further Submissions	<i>- 595 Frankton Road Partnership</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/36/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/36/2</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/43/37
Further Submissions	<i>- 595 Frankton Road Partnership</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/37/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/37/2</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/43/38
Further Submissions	<i>- 595 Frankton Road Partnership</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/38/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/38/2</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/43/39
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/39/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/39/2</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/43/40
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/40/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/40/2</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/43/41
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/41/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/41/2</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/43/42
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/42/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/42/2</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/43/43
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/43/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/43/2</i>

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/43/44
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/44/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/44/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/43/45
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/45/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/45/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/43/46
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/46/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/46/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/43/47
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/47/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/47/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/43/48
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/48/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/48/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/43/49
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/49/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/49/2</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/43/50
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/50/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/50/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/43/51
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/51/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/51/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/43/52
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/52/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/52/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/43/53
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/53/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/53/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/43/54
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/54/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/54/2</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/54/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/54/4</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/54/5</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/54/6</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/43/55
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/55/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/55/2</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/43/56
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/56/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/56/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/43/57
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/57/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/57/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/57/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/57/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/57/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/43/58
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/58/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/58/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/43/59
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/59/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/59/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/43/60
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/60/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/60/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/43/61
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/61/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/61/2</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/43/62
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/62/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/62/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/62/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/62/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/62/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/43/63
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/63/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/63/2</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/43/64
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/64/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/64/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/43/65
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/65/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/65/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/43/66
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/66/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/66/2</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/43/67
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/67/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/67/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/43/68
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/68/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/68/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/43/69
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/69/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/69/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/43/70
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/70/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/70/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/43/71
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/71/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/71/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/43/72
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/72/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/72/2</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/43/73
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/73/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/73/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/43/74
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/74/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/74/2</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/43/75
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/75/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/75/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/43/76
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/76/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/76/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/43/77
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/77/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/77/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/43/78
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/78/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/78/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/43/79
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/79/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/79/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/43/80
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/80/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/80/2</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/43/81
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/81/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/81/2</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/43/82
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/82/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/82/2</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/43/83
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/83/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/83/2</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/43/84
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/84/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/84/2</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/43/85
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/85/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/85/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/43/86
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/86/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/86/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/43/87
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/87/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/87/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/43/88
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/88/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/88/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/43/89
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/89/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/89/2</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/43/90
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/90/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/90/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/43/91
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/91/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/91/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/43/92
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/92/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/92/2</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/43/93
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/93/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/93/2</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/43/94
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/94/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/94/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/43/95
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/95/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/95/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/43/96
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/96/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/96/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/43/97
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/97/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/97/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/43/98
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/98/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/98/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/43/99
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/99/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/99/2</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/43/100
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/100/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/100/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/43/101
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/101/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/101/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/43/102
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/102/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/102/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/43/103
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/103/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/103/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/43/104
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/104/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/104/2</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/43/105
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/105/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/105/2</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/43/106
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/106/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/106/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/43/107
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/107/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/107/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/43/108
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/108/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/108/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/43/109
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/109/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/109/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/43/110
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/110/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/110/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/43/111
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/111/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/111/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/111/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/111/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/111/5</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/43/112
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/112/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/112/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/43/113
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/113/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/113/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/43/114
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/114/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/114/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/43/115
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/115/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/115/2</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/43/116
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/116/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/116/2</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/43/117
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/117/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/117/2</i>

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/43/118
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/118/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/118/2</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/43/119
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/119/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/119/2</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/43/120
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/120/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/120/2</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/43/121
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/121/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/121/2</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/43/122
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/122/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/43/122/2</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/43/123
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/123/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/123/2</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3. To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/43/124
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/124/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/124/2</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/43/125
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/125/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/125/2</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/43/126
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/126/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/126/2</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/43/127
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/127/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/127/2</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/43/128
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/128/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/128/2</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/43/129
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/129/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/129/2</i>
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/43/130
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/130/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/130/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/130/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/130/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/130/5</i>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/43/131
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/131/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/131/2</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/43/132
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/132/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/132/2</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/43/133
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/133/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/133/2</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/43/134
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/134/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/134/2</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/43/135
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/135/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/135/2</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone"	Oppose	Reject	10/43/136
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/136/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/136/2</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/43/137
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/137/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/137/2</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/137/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/137/4</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/137/5</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/137/6</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/43/138
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/138/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/138/2</i>

7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/43/139
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/139/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/139/2</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/139/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/139/4</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/139/5</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/139/6</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/43/140
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/140/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/140/2</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/43/141
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/2</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/4</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/5</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/141/6</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/43/142
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/2</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/4</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/5</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/43/142/6</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone "	Oppose	Reject	10/43/143
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/143/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/143/2</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/43/144
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/144/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/144/2</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . . in the Low Density Residential Zone."	Oppose	Reject	10/43/145
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/145/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/145/2</i>

7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/43/146
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/146/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/146/2</i>
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/43/147
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/147/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/147/2</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/43/148
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/148/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/148/2</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/43/149
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/149/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/149/2</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/43/150
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/150/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/150/2</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/43/151
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/151/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/151/2</i>
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/43/152
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/152/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/152/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/43/153
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/153/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/153/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/43/154
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/154/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/154/2</i>

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/43/155
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/155/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/155/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/43/156
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/156/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/156/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/43/157
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/157/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/157/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/43/158
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/158/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/158/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/43/159
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/159/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/159/2</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/43/160
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/160/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/160/2</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/43/161
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/161/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/161/2</i>

Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/43/162
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/162/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/162/2</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/43/163
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/163/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/163/2</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/43/164
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/164/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/164/2</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/43/165
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/165/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/165/2</i>
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/43/166
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/166/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/166/2</i>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/43/167
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/167/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/167/2</i>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/43/168
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/168/1</i>
	<i>Brecon Street Partnership Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/43/168/2</i>

7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/43/169
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/169/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/169/2</i>
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/43/170
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/170/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/170/2</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/43/171
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/171/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/171/2</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/43/172
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/172/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/172/2</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/43/173
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/173/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/173/2</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/43/174
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/174/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/174/2</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/43/175
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/175/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/175/2</i>

7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/43/176
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/176/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/176/2</i>
Error	Error	Oppose	Reject	10/43/177
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/177/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/177/2</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/43/178
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/178/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/178/2</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c) completely.	Oppose	Reject	10/43/179
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/179/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/179/2</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c) to number 4 "General amenity values". It would read "(c) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/43/180
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/180/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/180/2</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/43/181
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/181/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/181/2</i>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/43/182
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/182/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/182/2</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/43/183
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/183/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/183/2</i>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/184
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/184/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/184/2</i>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/185
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/185/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/185/2</i>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/186
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/186/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/186/2</i>
7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/187
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/187/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/187/2</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/188
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/188/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/188/2</i>

7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/189
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/189/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/189/2</i>
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/190
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/190/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/190/2</i>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/191
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/191/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/191/2</i>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/192
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/192/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/192/2</i>
7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/193
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/193/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/193/2</i>

7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/194
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<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/194/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/194/2</i>

7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/195
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<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/195/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/195/2</i>

7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/196
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<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/196/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/196/2</i>

7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/197
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<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/197/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/197/2</i>

7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/198
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<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/198/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/198/2</i>

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/43/199
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/199/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/199/2</i>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/43/200
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/200/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/200/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/43/201
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/201/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/43/201/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/43/202
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Accept</i>	<i>10/43/202/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/43/202/2</i>
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/43/203
Further Submissions - 595 Frankton Road Partnership		<i>Support</i>	<i>Reject</i>	<i>10/43/203/1</i>
<i>Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/43/203/2</i>

Name	2 Architecture Studio			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	To withdraw Plan Change 10 in its entirety.	Oppose	Reject	10/44/1
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/44/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/44/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/44/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/44/1/4</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/44/1/5</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the QLDC undertake further and sufficient research and modelling to consider alternatives and other benefits in addition to those currently proposed. That when undertaking this further work the Queenstown Lakes District Council considers all concurrently proposed plan changes and that they consult widely with respected members of the various design institutions that exist and who's members undertake work and contribute to the outcomes of the High Density Residential Zone of the Queenstown Lakes District.	Oppose	Partly Accept	10/44/2
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Further Submissions - 595 Frankton Road Partnership *Support* *Partly Accept* *10/44/2/1*

Name *AQ Investments Ltd and Kawarau Investments Ltd*

Plan Provision *Decision Requested* **Position** **Reccommendation** **SubNo.**

Plan Change 10 In Its Entirety	The Submitters seek the abandonment of Plan Change 10 in its entirety.	Oppose	Reject	10/45/1
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Further Submissions - Domicile Development Limited *Support* *Reject* *10/45/1/1*
Queenstown Ventures Ltd *Support* *Reject* *10/45/1/2*
Scott Freeman Consulting Limited *Support* *Reject* *10/45/1/3*
Maximum Mojo Holdings Limited *Support* *Reject* *10/45/1/4*
595 Frankton Road Partnership *Support* *Reject* *10/45/1/5*

Sub-Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to delete from Sub Zone B the area to which the submission relates, described as DP 300002 (Valuation Number 2909900103), DP 300002 (valuation number 2909900102), and Section 23 Block 1 Coneburn SD (valuation number 2909900100). Replacing this area as new Sub Zone K, or such identification as appropriate.	Oppose	Partly Accept	10/45/2
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Part 7, Objectives	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 objectives to include "Objective: Kawarau Falls. To promote comprehensive and integrated development of the Kawarau Falls Sub Zone".	Oppose	Partly Accept	10/45/3
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Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "1. To create a vibrant lakeside community by providing for a range of residential, visitor accommodation and ancillary activities."	Oppose	Partly Accept	10/45/4
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Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "2. To recognise the unique characteristics and attributes of the Kawarau Falls sub zone which contribute to its ability to absorb development without adversely affecting the surrounding environment."	Oppose	Partly Accept	10/45/5
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Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "3. To maximise solar gain by orientating development generally to the north and following the topographic features of the site."	Oppose	Partly Accept	10/45/6
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "4. To protect the Lake Wakatipu foreshore and recognise the contribution of Lake Wakatipu and the foreshore to open space values."	Oppose	Partly Accept	10/45/7
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to include "5. To promote provision of open spaces within the Kawarau Falls sub zone and linkages with Lake Wakatipu foreshore and surrounding reserves."	Oppose	Partly Accept	10/45/8
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "6. To provide for a dense built form interspersed with open space."	Oppose	Partly Accept	10/45/9
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "7. To provide appropriate building setbacks form Lake Wakatipu, Peninsula Road and adjoining reserve land."	Oppose	Partly Accept	10/45/10
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "8. To incorporate landscaping into new development and integrate with adjoining reserve areas."	Oppose	Partly Accept	10/45/11
Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include "9. To promote safe and convenient vehicular and pedestrian circulation."	Oppose	Reject	10/45/12

Part 7, Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending the Part 7 policies to include, "10. To promote opportunities for water based public transport."	Oppose	Reject	10/45/13
Part 7.5.3.3.i	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from rule 7.5.3.3.i - Multi Unit Developments.	Oppose	Partly Accept	10/45/14
Part 7.5.3.3 ii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from rule 7.5.3.3.ii - Building Size.	Oppose	Reject	10/45/15
Part 7.5.5.2 iv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from rule 7.5.5.2.iv - Site Density in the High Density Residential Zone.	Oppose	Partly Accept	10/45/16
Part 7.5.6.2.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from rule 7.5.6.2.xv - Site Density in High Density Residential Zone."	Oppose	Partly Accept	10/45/17
Part 7.5.5.1 xvii, Part 7.5.6.1.ix, Table 7.7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Landscape Coverage Rules 7.5.1.1xvii and 7.5.6.1.ix and Landscape Coverage Table 7.7 so High Density Residential "Sub Zone K" - 20%	Oppose	Partly Accept	10/45/18
Part 7.5.5.1, 7.5.6.1, Building Coverage Table	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Building Coverage Rule 7.5.5.1.i, and 7.5.6.1.xii and Building Coverage Table 7.3 so High Density Residential "Sub Zone K" - 65%.	Oppose	Reject	10/45/19
Part 7.5.5.1iv(e)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend rule 7.5.5.1.iv(e) Setback from Internal Boundaries so that it exempts "Sub Zone K".	Oppose	Reject	10/45/20

7.5.6.1.iii(h)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend rule 7.5.6.1.iii (h) Setback from Internal Boundaries so that it exempts "Sub Zone K"	Oppose	Reject	10/45/21
Part7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Rule 7.5.5.1.vii - Continuous Building Length in the High Density Residential Zone, and reinstate the previous provision which applied before PC 10, with the following amendment "In respect of High Density Residential Zone, sub zone K the continuous building length rule shall only apply to the internal boundaries of the sub-zone ."	Oppose	Reject	10/45/22
Part 7.5.6.1.v	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Rule 7.5.6.1.v - Continuous Building Length in the High Density Residential Zone, and reinstate the previous provision which applied before PC 10, with the following amendment "In respect of High Density Residential Zone, sub zone K the continuous building length rule shall only apply to the internal boundaries of the Sub-Zone ."	Oppose	Reject	10/45/23
Plan Change In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to provide for "Sub Zone K" by amending the objectives, policies and rules (as discussed above) or such similar provisions as necessary to reflect the outcomes sought in this submission.	Oppose	Partly Accept	10/45/24
Plan Change In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that such alternative, similar, and/or consequential amendments are made to Part 7 of the PODP, and to any other relevant Part of the PODP, as are appropriate to address the issues and concerns raised by this submission.	Oppose	Partly Accept	10/45/25
Plan Change In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution a combination of all of the decisions they have requested.	Oppose	Partly Accept	10/45/26

<i>Name</i>	<i>Archimedia</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	To withdraw Plan Change 10 in its entirety.	Oppose	Reject	10/46/1
<i>Further Submissions -</i>	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/46/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/46/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/46/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/46/1/4</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the QLDC undertake further research and modelling to consider alternatives and other benefits in addition to those currently proposed, and that while undertaking the further work the QLDC considers all concurrently proposed Plan Changes and consult widely with respected members of the various design institutions that exist and whose members undertake work and contribute to the outcomes of the High Density Residential Zone of the Queenstown Lakes District.	Oppose	Partly Accept	10/46/2
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Further Submissions - 595 Frankton Road Partnership

Support

Partly Accept

10/46/2/1

Name	Bailey, William			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	That the QLDC incorporate all of the provisions of Plan Change 10 into the District Plan as quickly as possible.	Support	Partly Accept	10/47/1

Name	Baker, Lynda			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	That all building and resource consents within the Queenstown, Frankton and Kelvin Heights area should have limits to protect views and sun of neighbours.	Support	Partly Accept	10/48/1

Name	Barton, John			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/49/1

Multi-Unit Development Provisions	While the Plan Change is supported, the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/49/2
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Earthworks Provisions	While the Plan Change is supported, the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/49/3
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Earthworks Provisions	While the Plan Change is supported, the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/49/4
Wanaka Sub-Zone Provisions	The Submitter supports the discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed sub zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/49/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within sub-zone C in Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/49/6
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within the sub-zone B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Partly Support	Accept	10/49/7
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Support	Partly Accept	10/49/8

<i>Name</i>	<i>Bilous, Emma</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/50/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/50/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/50/3

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/50/4
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/50/5
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/50/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/50/7
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/50/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes PC 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/50/9
Landscaping	While the Plan Change is supported the Submitter seeks that the proposed landscape coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/50/10

Name *Blake, Sue*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter strongly supports in principal the proposed Plan Changes	Support	Partly Accept	10/51/1

Plan Change 10 In Its Entirety	Several of the proposed changes are inadequate to address the problems being experienced in the Wanaka High Density Zone and therefore should be strengthened	Partly Support	Reject	10/51/2
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<i>Name</i>	<i>Boyd, R.O</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/52/1
Multi-Unit Development Provisions	While the Plan Change is supported, the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/52/2
Earthworks Provisions	While the Plan Change is supported, the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/52/3
Earthworks Provisions	While the Plan Change is supported, the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/52/4
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported, the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/52/5
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported, the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Partly Support	Accept	10/52/6
Wanaka Building Coverage Provisions	While the Plan Change is supported, the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/52/7

Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/52/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/52/9
Landscape Coverage	The Submitter seeks that the proposed landscaping coverage provisions within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/52/10

<i>Name</i>	<i>Boyd, Vance and Carol</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Map 1, High Density Residential Sub-Zones	The Submitter supports all the Sub-Zones, with the exception of Aspen Grove. The Submitter seeks to alter proposed Map 1 to eliminate the dotted blue line around Aspen Grove and change the underlying colour to yellow. In other words to amend proposed Plan Change to remove Aspen Grove from proposed Sub-Zone C and return it to Low Density Residential in keeping with the character of the community.	Partly Support	Reject	10/53/1

<i>Name</i>	<i>Brick, Gregory and Jane</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the sub zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/54/1
Multi-Unit Development Provisions	While the Plan Change is supported the submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/54/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/54/3

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/54/4
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/54/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/54/6
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/54/7
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/54/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/54/9
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/54/10

<i>Name</i>	<i>Cassells, Jay and Jewell</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
7.5.5.1 and 7.5.5.2	The Submitters seek the adoption of the proposed Plan Change with amendments, with specific support for the proposed Rules 7.5.5.1 Building Coverage and Landscape, 7.5.5.2 Site Density, Continuous building length rule, and restriction of building heights of Frankton Road.	Support	Partly Accept	10/55/1

7.5.3.2	Without prejudice to the decision requested to adopt the Plan Change the Submitter seeks to amend 7.5.3.2 Council to reserve control over all controlled activities to the extent that there is detrimental impact on the neighbourhood, including parking, traffic and loss of amenity.	Partly Support	Reject	10/55/2
7.5.3.3	Without prejudice to the decision requested to adopt the Plan Change the Submitter seeks to amend 7.5.3.3 Council to reserve control over all controlled activities to the extent that there is detrimental impact on the neighbourhood, including parking, traffic and loss of amenity.	Partly Support	Reject	10/55/3
7.5.3.4	Without prejudice to the decision requested to adopt the Plan Change the Submitter seeks to amend 7.5.3.4 Council to reserve control over all controlled activities to the extent that there is detrimental impact on the neighbourhood, including parking, traffic and loss of amenity.	Partly Support	Reject	10/55/4
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to adopt the Plan Change the Submitter seeks to create a provision for the establishment of historic and/or special precinct.	Partly Support	Partly Accept	10/55/5

<i>Name</i>	<i>Chapman, Priscilla</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/56/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirement for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/56/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened.	Partly Support	Reject	10/56/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/56/4

Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/56/5
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/56/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/56/7
Landscaping Coverage	The Submitter requests that the proposed landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/56/8
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/56/9
Plan Change 10 In Its Entirety	The Submitter seeks that all three plan changes PC 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes. Otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/56/10

<i>Name</i>	<i>Clearsky Mountains NZ Limited and Medcentre Queenstown Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change Purpose	The Submitter suggests the Plan Change is ill-focused and should clearly focus on the following: 1) Defining the issues of character, style and quality of living environment that is to be achieved in order to sustainably manage the effects of future development within the High Density Residential Zone (HDRZ).; 2) Formulating appropriate objectives and policies that guide decision makers towards these outcomes; and 3) Setting out specific environmental results, implementation methods and any rules (if necessary) to achieve the above.	Oppose	Partly Accept	10/57/1

LDRZ and HDRZ	The Submitter feels that Plan Change 10 will diminish the distinction between the Low Density Residential Zone (LDRZ) and the HDRZ. The submitter seeks to maintain the differentiation made between the LDRZ and the HDRZ and seeks further Plan Changes to reinforce this.	Oppose	Partly Accept	10/57/2
Commercial Precinct	The Submitter owns land that on the eastern side of Brecon Street ("the site"). "The site" is legally described as follows: 1) Lot 1 DP 306661, being 2428 square metres in area and contained within Certificate of Title 26037; and 2) Lot 2 DP 306661, being 1699 square metres in area and contained within Certificate of Title 26038; and 3) Lot 2 DP 27703 being 3285 square metres and contained within Certificate of Title OT19B/261. The Submitter opposes the Plan Change as it relates to the commercial precinct within which "the site" is located and seek to have the land within the commercial precinct zoned Town Centre Zone.	Oppose	Reject	10/57/3
<i>Further Submissions - Goodman Steven Tavendale and Reid</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/57/3/1</i>
Commercial Precinct	As an alternative to rezoning the commercial precinct Town Centre Zone, the Submitter seeks to have all of the land within the commercial precinct removed from Sub Zone A of the proposed HDRZ Sub Zone maps and enable commercial activities and retail sales associated with commercial activities allowed within the commercial precinct.	Oppose	Reject	10/57/4
Issues, Objectives and Policies	The Submitter seeks to have the issues, policies and objectives amended to provide the following: 1) Recognition of the importance of Visitor Accommodation to the economic wellbeing to the national and regional economy; and 2) The development and redevelopment or [sic] visitor accommodation infrastructure within the District; and 3) The provision of opportunities for high density living and visitor accommodation in close proximity to the existing town centres, lake margins and main transportation routes; and 4) Clarifying the different areas available within the residential zone to enable both high density and low density developments; and 5) Promoting public transport and transport infrastructure when considering the effects of urban growth; and 6) The provision of areas for visitor accommodation.	Oppose	Partly Accept	10/57/5
Objectives, Policies and Implementation Methods	The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend objective 1 - Availability of land, and related policies to provide sufficient area of land for visitor accommodation activities in addition to just residential accommodation; and 2) Amend Objective 2 - Residential Form, and related policies, to encourage high density and visitor accommodation development in areas close to existing town centres and adjacent to main transport routes; and 3) Amend Objective 3 - residential Amenity, and related policies to reinforce the low density residential zone as the principle area for low density development and to encourage high density residential and visitor accommodation developments within the HDRZ; and 4) Amend Objective 4 - Non Residential Activities, and related policies to focus on the protection of residential amenity values within low density residential areas from non-residential activities and to enable visitor accommodation activities in areas suitable for such activities.	Oppose	Partly Accept	10/57/6

Objectives, Policies and Implementation Methods	The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend 7.1.4.1 Issue to recognise the importance of visitor accommodation and high density residential activities, that such activities can adversely effect residential amenities and that zoning is a legitimate technique to overcome such conflicts; and 2) Amend Objective 1 - Amenity Values and related policies, to ensure development is consistent with the character and amenity values anticipated within the HDRZ and to delete those aspects of this policy relating to open space between buildings and the dominance of landscaped areas; and 3) Amend Objective 2 - Multi Unit developments, and related policies to refer to Visitor Accommodation activities and deleting those policies providing direction for the location of multi unit activities. The Submitter submits that an additional set of objectives and policies should be included to maintain and enhance the vitality of town centres and the linkages with higher density living environments in close proximity to the town centres and the policies should provide for the efficient development of land in such areas.	Oppose	Partly Accept	10/57/7
Objectives, Policies and Implementation Methods	The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend 7.2.2 Issue to recognise the distinction and the different style, character and amenity between the LDRZ and the HDRZ as well as the protection and enhancement of amenity values appropriate to the different zoned; and 2) Amend the Objective and related policies to recognise the topographical and locational characteristics and constraints within the residential areas and to recognise the importance of visitor accommodation activities within this area, not just high density residential activities.	Oppose	Partly Accept	10/57/8
Density Controls	The Submitter seeks that the following rules and their related assessment matters are deleted from the Plan Change: 7.5.5.2 (iv), 7.5.6.3 (xv), 7.5.5.1 (xvii), 7.5.6.1(ix), 7.5.5.1 (i), 7.5.6.1(xii), 7.5.3.3(i), and 7.5.3.3(ii).	Oppose	Partly Accept	10/57/9
Rule 7.5.5.1 (xviii)	The Submitter seeks to have rule 7.5.5.1 (xviii) deleted from Plan Change 10.	Oppose	Partly Accept	10/57/10
Bulk and location	The Submitter seeks to have the proposed changes to the internal boundary setback and continuous building length rules removed from the Plan Change.	Oppose	Reject	10/57/11
Rule 7.5.5.1 (iv)	The Submitter seeks to have the changes made to rule 7.5.5.1 (iv) deleted from the Plan Change.	Oppose	Reject	10/57/12
Commercial Precinct	The Submitter seeks to rezone the Commercial Precinct as Town Centre Zone and to allow a maximum height limit of 12 metres.	Oppose	Partly Accept	10/57/13

4.9.1 Introduction	The Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/57/14
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/57/15
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/57/16
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/57/17
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/57/18
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/57/19
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/57/20

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/57/21
4.9.3 Objectives and Policies	The submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/57/22
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/57/23
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/57/24
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption."</p> <p>"The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole.</p> <p>The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres.</p> <p>Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements."</p> <p>Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns...." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."</p>	Oppose	Partly Accept	10/57/25

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/57/26
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/57/27
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/57/28
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/57/29
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/57/30
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/57/31
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/57/32
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/57/33

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/57/34
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/57/35
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/57/36
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/57/37
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/57/38
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/57/39

4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton".</p> <p>Excluding the statement "Flats" and "including the statement "visitor accommodation".</p> <p>So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"</p>	Oppose	Reject	10/57/40
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."</p>	Oppose	Reject	10/57/41
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."</p>	Oppose	Reject	10/57/42
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."</p>	Oppose	Reject	10/57/43
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.</p>	Oppose	Accept	10/57/44
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."</p>	Oppose	Reject	10/57/45

4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption.</p> <p>It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations.</p> <p>Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site.</p> <p>Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area.</p> <p>Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources.</p> <p>The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in manner which will not undermine the vitality of Queenstown Town Centre.</p> <p>It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed.</p> <p>The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."</p>	Oppose	Reject	10/57/46
4.9.4 Environmental Results Anticipated	<p>The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated.</p> <p>"(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."</p>	Oppose	Reject	10/57/47
4.9.4 Environmental Results Anticipated	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).</p>	Oppose	Reject	10/57/48
4.9.4 Environmental Results Anticipated	<p>The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated.</p> <p>"(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."</p>	Oppose	Reject	10/57/49
4.9.4 Environmental Results Anticipated	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."</p>	Oppose	Reject	10/57/50

4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/57/51
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/57/52
7.1.2 Issues	The Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/57/53
7.1.2 Issues	<p>The Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale.</p> <p>Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This".</p> <p>Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."</p> <p>Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."</p>	Oppose	Partly Accept	10/57/54

7.1.2 Issues	<p>The Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments."</p> <p>The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity.</p> <p>The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."</p>	Oppose	Partly Accept	10/57/55
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."</p>	Oppose	Reject	10/57/56
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."</p>	Oppose	Reject	10/57/57
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/57/57/1</i>
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."</p>	Oppose	Reject	10/57/58
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."</p>	Oppose	Reject	10/57/59
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."</p>	Oppose	Reject	10/57/60

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/57/61
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/57/62
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/57/63
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/57/64
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/57/65
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/57/66

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/57/67
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/57/68
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/57/69
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/57/70
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/57/71
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/57/72

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/57/73
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/57/74
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/57/75
7.1.4. High Density Residential Zones	The Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/57/76
7.1.4 High Density Residential Zones	The Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/57/77

7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/57/78
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/57/79
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/57/80
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/57/81
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/57/82
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/57/83
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/57/84
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/57/85

7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/57/86
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/57/87
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/57/88
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/57/89
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/57/90
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/57/91

7.1.4.2 Objectives and Policies	The Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/57/92
7.2.1 Resources, Activities and Values	The Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/57/93
7.2.1 Resources, Activities and Values	The Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/57/94
7.2.2 Issues	The Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/57/95
7.2.2 Issues	The Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/57/96

7.2.2 Issues	The Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/57/97
7.2.2 Issues	The Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/57/98
7.2.2 Issues	The Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/57/99
7.2.2 Issues	The Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/57/100
7.2.2 Issues	The Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/57/101
7.2.2 Issues	The Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/57/102
7.2.2 Issues	The Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/57/103
7.2.2 Issues	The Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/57/104

7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/57/105
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/57/106
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/57/107
7.2.3 Objectives and Policies	The submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/57/108
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/57/109
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/57/110
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/57/111
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/57/112

7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/57/113
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/57/114
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/57/115
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations."	Oppose	Reject	10/57/116
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/57/117
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read "(ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/57/118

7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/57/119
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/57/120
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/57/121
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/57/122
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/57/123
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/57/124
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/57/125

7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/57/126
7.3.1 Resources, Activities and Values	<p>The Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas".</p> <p>"Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes.</p> <p>Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone.</p> <p>Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."</p>	Oppose	Partly Accept	10/57/127
7.3.1 Resources, Activities and Values	<p>The Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph:</p> <p>"These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."</p>	Oppose	Partly Accept	10/57/128
7.3.2 Issues	<p>The Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues.</p> <p>It would then read "- retention of low density residential development 'in low density residential areas'."</p>	Oppose	Accept	10/57/129
7.3.2 Issues	<p>The Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues.</p> <p>It would read "-enabling high density residential and visitor accommodation development in specific areas."</p>	Oppose	Partly Accept	10/57/130

7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/57/131
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/57/132
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/57/133
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/57/134
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/57/135
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/57/136

7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Objective is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: Objective: "Brecon Commercial Precinct - A diverse range of activities with a defined area that recognises the non-residential character as being distinct from other parts of the High Density Residential Zone.	Oppose	Partly Accept	10/57/137
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 1) To provide an area within defined boundaries that provide opportunities for Commercial Recreation Activities, Community Activities, Health Care Facilities, and Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility.	Oppose	Reject	10/57/138
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 2) Recognise and promote the particular role of Health care and community activities in meeting the social needs of the local community.	Oppose	Reject	10/57/139
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 3) To recognise the established commercial character and elements of the precinct which contribute to its ability to undertake commercial oriented activities without adversely affecting the character and amenity of the surrounding environment.	Oppose	Reject	10/57/140
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 4) To provide a dense built form interspersed with appropriate landscaping.	Oppose	Reject	10/57/141
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 5) To recognise and reinforce pedestrian linkages between Brecon Street and the Town Centre as well as other activities on adjacent sites.	Oppose	Reject	10/57/142
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 6) To recognise the established commercial character, topography and the mountainous backdrop of the Ben Lomond Recreation Reserve as enabling the area to accommodate building heights of a greater scale than in other areas of the HDRZ.	Oppose	Reject	10/57/143

7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 7) To recognise and promote the establishment of car parking in close proximity to the town centre and the positive contribution to amenity values to be gained by avoiding vehicles parking alongside established residential areas.	Oppose	Reject	10/57/144
7.2 Queenstown Residential Area Objectives and Pol	The Submitter requests that the following Policy is inserted into Part 7.2 Queenstown Residential Area Objectives and Policies: 8) To recognise and promote the opportunity for establishing car parking in close proximity to the Man Street bypass, outside the town centre and separated from residential activities within the HDRZ.	Oppose	Reject	10/57/145
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 1) Delete rules 7.5.5.2 (iv and 7.5.6.3 (xv Site Density in the High Density Residential Zone and related assessment matters.	Oppose	Reject	10/57/146
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 2) Delete rules 7.5.5.1 (xvii) and 7.5.6.1 (ix) landscape coverage and related assessment matters.	Oppose	Partly Accept	10/57/147
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 3) Delete rules 7.5.5.1 (i) and 7.5.6.1(xii) Building Coverage and related assessment matters.	Oppose	Reject	10/57/148
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 4) Delete rule 7.5.3.3 (i) Multi Unit Developments and related assessment matters.	Oppose	Partly Accept	10/57/149
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 5) Delete rule 7.5.3.3 (ii) Building size.	Oppose	Reject	10/57/150
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 6) Delete all changes to Rule 7.5.3.2 (i) Garages.	Oppose	Reject	10/57/151

Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 7) Add the following rule 7.5.3.2 Controlled Activities, along with any renumbering of subsequent rules: "(ii) Outdoor Storage Areas - Outdoor storage areas located within any street scene setback in respect of landscaping, screening, appearance and visual impact."	Oppose	Reject	10/57/152
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 8) Delete all changes to rule 7.5.5.1 (iii) Setback from Roads and add a new bullet point as follows: "(iii) Setback from Roads - This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/57/153
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 9) Delete all changes to rule 7.5.6.1 (ii) Setbacks from Roads, and add a new paragraph (c) as follows: "(ii) Setback from Roads - ... (b) [sic] This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/57/154
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 10) Delete all changes to rule 7.5.5.1(iv) Setback from Internal Boundaries, and add a new paragraph (e) as follows: "(iv) Setback from Internal Boundaries - ... (e) This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/57/155
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 11) Delete all changes to rule 7.5.6.1 (iii) Setback from Internal Boundaries, and add a new paragraph (h) as follows: "(iii) Setback from Internal Boundaries - ... (h) This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/57/156
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 12) Delete rule 7.5.5.1 (xviii) Fence Heights.	Oppose	Partly Accept	10/57/157

Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 13) Delete all changes to rule 7.5.5.1 (vii) Continuous Building Length.	Oppose	Reject	10/57/158
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 14) Delete all changes to rule 7.5.6.1 (v) Continuous Building Length.	Oppose	Reject	10/57/159
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15) Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: (i) Delete rule 7.5.5.1 (xvi) and rule 7.5.6.1 (xi) Earthworks, except for clauses 1(c) and (d) relating to water bodies and underground aquifers and clause 3 environmental protection measures, which shall be retained and following those retained site standards, insert the following additional site standard: "The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period), provided that this rule shall not apply to earthworks activities: (a) where the earthworks are carried out entirely during working days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm: and (b) where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of the earthworks."	Oppose	Reject	10/57/160
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15) Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: " (ii) Amend rule 7.5.3.2 by adding the following additional controlled activity: All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision, where that subdivision has resource consent. (1) Earthworks - a) The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretive diagrams 5a, b and c (appendix 4 of the Plan). (1) Earthworks - b) The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period). (2) Height of cut and fill and slope - a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretive diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 2.0 metres in height (with no surcharge), except that this does not apply to any cut or fill less than 1.0 metres in height. (2) Height of cut and fill and slope - b) The maximum height of any cut shall not exceed 2.4 metres. (2) Height of cut and fill and slope - c) The maximum height of any fill shall not exceed 2 metres. (3) Protection of Archaeological sites and sites of cultural heritage - a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahl Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan. (3) Protection of Archaeological sites and sites of cultural heritage - b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgement Areas the earthworks shall not exceed 50 squared metres in area or 20 squared metres in volume in any one consecutive 12 month period.	Oppose	Reject	10/57/161

Part 7 Residential Area Rules and Assessment Matter	<p>The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: (iii) Amend 7.6.3.2 by adding the following additional controlled activity: All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision, where that subdivision has resource consent. Earthworks - a) The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretive diagrams 5a, b and c (appendix 4 of the Plan). (1) Earthworks - b) The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period). (2) Height of cut and fill and slope - a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretive diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 2.0 metres in height (with no surcharge), except that this does not apply to any cut or fill less than 1.0 metres in height. (2) Height of cut and fill and slope - b) The maximum height of any cut shall not exceed 2.4 metres. (2) Height of cut and fill and slope - c) The maximum height of any fill shall not exceed 2 metres. (3) Protection of Archaeological sites and sites of cultural heritage - a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahl Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan. (3) Protection of Archaeological sites and sites of cultural heritage - b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgement Areas the earthworks shall not exceed 50 squared metres in area or 20 squared metres in volume in any one consecutive 12 month period.</p>	Oppose	Reject	10/57/162
Part 7 Residential Area Rules and Assessment Matter	<p>The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: 16) Add rule 7.5.5.2 (v) Building Height additional paragraphs to enable a maximum height of building 10 metres above existing ground level within the Commercial Precinct: (v) Building Height (a) Flat sites where the slope is less than 6 degrees (i.e. less than 1 in 9.5) - ... (viii) the maximum height for building for that part of the High Density Residential Zone located within a Commercial Precinct shall be 12 metres. (b) Sloping sites where the slope is greater than 6 degrees (i.e. greater than 1 in 9.5) - ... (vi) The maximum height for building for that part of the HDRZ located within a Commercial Precinct shall be 12 metres.</p>	Oppose	Reject	10/57/163
Part 7 Residential Area Rules and Assessment Matter	<p>The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: 17) Add to rule 7.5.6.2 (iii) Building Height additional paragraphs to enable a maximum height of building 10 metres above existing ground level for land within the Commercial Precinct: (iii) Building Height (a) Flat sites where the slope is less than 6 degrees (i.e. less than 1 in 9.5) - ... (x) the maximum height for building for that part of the High Density Residential Zone located within a Commercial Precinct shall be 12 metres. (b) Sloping sites where the slope is greater than 6 degrees (i.e. greater than 1 in 9.5) - ... (vii) The maximum height for building for that part of the HDRZ located within a Commercial Precinct shall be 12 metres.</p>	Oppose	Reject	10/57/164

Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: 18) add to rule 7.5.3.2 (iii) Building for, as follows: (iii) Building for - (b) Commercial, Commercial Recreation Activities, Community Activities, Health Care Facilities, and retail sales ancillary to any Commercial Recreation Activities, Community Activities, Health Care Facilities, within a Commercial Precinct.	Oppose	Reject	10/57/165
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: 19) Add to rule 7.5.3.3 Discretionary Activities, as follows: (iii) Retail Sales, except for Retail sales ancillary to any Commercial Activity, Commercial Recreation Activity, Community Activity, or Health Care Facility, within a Commercial Precinct.	Oppose	Reject	10/57/166
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: 20) Add to Rule 7.5.6.1 (i), as follows: (i) Nature and Scale of Activities except for community facilities within the Community Facility Sub zone - (a) ... Nothing in this site standard applies within a Commercial Precinct to any Commercial Activity, Commercial Recreation Activity, Community Activity or Health Care Facility, or Retail Activities ancillary to any Commercial Activity, Commercial Recreation Activity, Community Activity or Health Care Facility.	Oppose	Reject	10/57/167
Plan Change 10 in its entirety	The Submitter requests that the consent authority make such further additional, amended or consequential changes to any relevant part of the District plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/57/168

<i>Name</i>	<i>Columb, Denis and Marilyn</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitters approve of the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone and particularly as those changes relate to the Thompson Street, Glasgow Street, and Lamond Crescent bounded area ("The Area").	Support	Partly Accept	10/58/1
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/58/1/1</i>
High Density Residential Sub-Zone Provisions	The Submitter seeks as part of an alternative solution, that the QLDC make "The Area" a High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition to its similarity to the Park Street area.	Partly Support	Partly Accept	10/58/2
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/58/2/1</i>

Plan Change 10 in its entirety	Plan Change 10 is adopted as proposed	Partly Support	Partly Accept	10/58/3
Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/58/3/1</i>
Plan Change 10 in its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/58/4
Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Accept</i>	<i>10/58/4/1</i>

<i>Name</i>	<i>Davidson, Matthew</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Zoning	The Submitter expresses the strongest possible support for the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the sub-zone specific requirements, as indicated in the Section 32 report. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Support	Partly Accept	10/59/1
Zone Standards	The Submitter seeks the inclusion of requirements for rubbish collection areas for multi-unit developments. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/2
Earthworks	The Submitter seeks additional restrictions on earthworks. The Submitter states that the Council needs to enact new rules to discourage large volume earthworks, particularly those disturbing the groundwater table, within the urban area. Specific restrictions on disturbance of the groundwater aquifer need to be strengthened and enforced. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/3
Earthworks	The Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/4
Site Standards	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the 2 proposed Sub Zones in the Wanaka High Density Residential Zone. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/59/5

Zone Standards	The Submitter seeks that for developments within Sub-zone C in Wanaka High Density Residential Zone, car parking should be prohibited within the front setback from a public road. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/6
Building Coverage	The Submitter seeks to reduce the proposed building coverage limitations within the Sub Zone B&C in Wanaka High Density Residential Zone to 45% and 35%, respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/7
Landscape coverage	The Submitter seeks to increase landscaping coverage limitations within the Sub Zones B&C in the Wanaka High Density Residential Zone to 45% and 35%, respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/59/8
Zone Standard	The Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zone B&C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit, respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Accept	10/59/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8 and 10 are adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Support	Partly Accept	10/59/10
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/59/10/1</i>

<i>Name</i>	<i>Digby, Neville</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Zoning	The Submitter expresses the strongest possible support for the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements, as indicated in the Section 32 report. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Support	Partly Accept	10/60/1
Zone Standards	The Submitter seeks the inclusion of requirements for rubbish collection areas for multi-unit developments. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/60/2

Earthworks	<p>The Submitter seeks additional restrictions on earthworks. The Submitter states that the Council needs to enact new rules to discourage large volume earthworks, particularly those disturbing the groundwater table, within the urban area. Specific restrictions on disturbance of the groundwater aquifer need to be strengthened and enforced. In addition the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.</p> <p>Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Reject	10/60/3
Site Standards	<p>The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the 2 proposed Sub Zones in the Wanaka High Density Residential Zone.</p> <p>Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Partly Accept	10/60/4
Zone Standards	<p>The Submitter seeks that for developments within Sub Zone C in Wanaka High Density Residential Zone, car parking should be prohibited within the front setback from a public road.</p> <p>Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Reject	10/60/5
Building Coverage	<p>The Submitter seeks to reduce the proposed building coverage limitations within Sub Zones B&C in Wanaka High Density Residential Zone to 45% and 35%, respectively.</p> <p>Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Reject	10/60/6
Landscape coverage	<p>The Submitter seeks to increase landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone to 45% and 35%, respectively.</p> <p>Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Reject	10/60/7
Plan Change 10 In Its Entirety	<p>The Submitter seeks that Plan Changes 6,8 and 10 are adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.</p>	Support	Partly Accept	10/60/8
Zone Standard	<p>The Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m² and 250m² per unit, respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.</p>	Partly Support	Accept	10/60/9

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitters seek to withdraw the Plan Change in its entirety, having regard to the mentioned deficiencies and the lack of consultation with landowners.	Oppose	Reject	10/61/1
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Reject</i>	<i>10/61/1/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/61/1/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/61/2
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/2/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/2/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/61/3
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/3/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/3/2</i>
Multi-Unit Development Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of multi-unit developments to a controlled activity.	Oppose	Reject	10/61/4
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Reject</i>	<i>10/61/4/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/61/4/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of building size to a controlled activity, or conversely alter the status of building size to a tiered threshold.	Oppose	Reject	10/61/5
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Reject</i>	<i>10/61/5/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/61/5/2</i>
7.5.5.1.xvii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the identified landscaping coverage figures (Rule 7.5.5.1 xvii) should be reduced to be more achievable.	Oppose	Partly Accept	10/61/6
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/6/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/6/2</i>
7.5.5.1.xviii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of fence heights to a controlled activity.	Oppose	Partly Accept	10/61/7
Further Submissions - Queenstown Ventures Ltd		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/7/1</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/61/7/2</i>

Name *Duncan, Sharon*

Plan Provision **Decision Requested** **Position** **Recommendation** **SubNo.**

Plan Change 10 In Its Entirety	The Submitters approve of the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone and particularly as those changes relate to the Thompson Street, Glasgow Street, and Lamond Crescent bounded area ("The Area").	Support	Partly Accept	10/62/1
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/62/1/1</i>
High-Density Residential Sub-Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC make "The Area" a High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition to its similarity to the Park Street area.	Partly Support	Partly Accept	10/62/2
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/62/2/1</i>
Plan Change 10 in its entirety	Plan Change 10 is adopted as proposed	Partly Support	Partly Accept	10/62/3
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/62/3/1</i>
Plan Change 10 in its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/62/4
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/62/4/1</i>

<i>Name</i>	<i>Durrant, Joy</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter both supports and opposes the Plan Change.		Reject	10/63/1

<i>Name</i>	<i>Elliott, Edwin</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports aspects of the proposed Plan Change, namely the improvement to the amenity from a community point of view and the encouragement of developers to provide public amenity both within developments and when viewed from public spaces and the encouragement of more people living full time in the High Density Residential Zone.	Support	Partly Accept	10/64/1

Plan Change 10 In Its Entirety	The Submitter agrees with aspects of the proposed Plan Change, however in general opposes the proposed rules of the scheme change (Plan Change [sic.]) in their entirety as they are currently written, due to inadequate research and modelling etc. In addition, the Submitter feels QLDC has lost its focus and should be concentrating on rules to ensure that more residential usage in High Density developments and a ,lower permitted visitor accommodation. In addition, the Submitter requests rules that ensure public linkages through any bigger developments and also incentives for providing public linkages.	Partly Support	Partly Accept	10/64/2
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Further Submissions - Emma Jane Ltd

Oppose *Partly Accept* *10/64/2/1*

Plan Change 10 In Its Entirety	The Submitter seeks that repetition in development facades and forms be more adequately defined and clarified	Partly Support	Reject	10/64/3
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<i>Name</i>	<i>Fleming, Shona</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Support	Partly Accept	10/65/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/3
Earthworks Provisions	The Submitter requests that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/4

Car Parking Provisions in Wanaka Sub Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/5
Site Density Provisions in Wanaka Sub Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within the Sub Zone B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Accept	10/65/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/7
Zoning	The Submitter supports the proposal as stated, to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/65/8
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/65/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes. Otherwise key problems will only be partially addressed. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Support	Partly Accept	10/65/10
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/65/10/1</i>

<i>Name</i>	<i>Fletcher, Stewart</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
7.1.2 Issues	The Submitter supports the insertion of 7.1.2 Issues: iii Character and Scale, and consider it appropriate that the Issue should be shown as underlined in the Plan Change as notified because this Issue is new, and by underlining this issue it is clear that it has been inserted as the result of the Plan Change.	Support	Partly Accept	10/66/1

7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, that provision 7.2.3 Objectives and Policies - Queenstown Residential Areas be amended. The three existing objectives were not numbered in the Plan Change as notified to ensure consistency with the rest of the Plan it is considered that numbers should be attributed to these three objectives.	Partly Support	Partly Accept	10/66/2
7.3.3 Objectives and Policies	The submitter seeks that provision 7.3.3 Objectives and Policies - Wanaka Residential Area be amended. The three existing objectives were not numbered in the Plan Change as notified and to ensure consistency with the rest of the plan it is considered that the numbers should be attributed to these three objectives.	Partly Support	Partly Accept	10/66/3
7.5.6.1 Site Standards	The Submitter seeks, that provision 7.5.6.1 Site Standards - Non-Residential Activities viii - Landscaping be amended. The Plan Change as notified removed viii - Landscaping - Visitor Accommodation Activities however it is considered that this was a drafting error because the scope of the Plan Change was limited to residential amenity and did not consider Visitor Accommodation Activity.	Partly Support	Partly Accept	10/66/4
7.5.6.2 Zone Standards	The Submitter seeks that provision 7.5.6.2 Zone Standards - Non-Residential Activities xv Site Density in the High Density Residential Zone. The Plan Change as notified introduced xv into this section of the Plan however it is considered that this is unnecessary because this section of the Plan specifically deals with non-residential activities where as the density provisions associated with xv relate only to the density of residential units. Therefore, there is nothing gained by having the density provisions for residential activities listed in the non-residential activities section of the Plan.	Partly Support	Partly Accept	10/66/5
7.7.2 Assessment Matters xxiii	The Submitter seeks that a correction be made to provision 7.7.2 Assessment Matters xii. The Plan Change as notified renumbered this assessment matter xxiii however it should have been renumbered xxii. To ensure consistent numbering within the Plan this numbering error should be corrected.	Partly Support	Partly Accept	10/66/6

<i>Name</i>	<i>Fullerton, Lucy</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter strongly supports the 2 proposed sub zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/67/1

Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/67/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/67/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/67/4
Car Parking Provisions In Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/67/5
Site Density Provisions In Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/67/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/67/7
Landscaping Coverage	The Submitter seeks that proposed landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/67/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/67/9

Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/67/10
Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/67/10/1</i>

Name	Goodwin, Chris and Tim			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitters seek that the Plan Change is withdrawn in its entirety.	Oppose	Reject	10/68/1
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/68/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/1/4</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/1/5</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/68/2
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/2/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/2/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/2/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/2/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/68/3
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/3/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/3/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/3/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/3/4</i>
Multi-Unit Development Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of multi-unit developments to a controlled activity.	Oppose	Reject	10/68/4
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/68/4/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/4/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/4/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/4/4</i>
Building Size Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of building size to a controlled activity, or conversely alter the status of building size to a tiered threshold.	Oppose	Reject	10/68/5
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/68/5/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/5/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/5/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/68/5/4</i>

Landscaping Coverage Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC reduces the identified landscaping coverage figures (Rule 7.5.5.1 xvii), to be more achievable.	Oppose	Partly Accept	10/68/6
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Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/6/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/6/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/6/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/6/4</i>

Fence Height Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of fence heights to a controlled activity.	Oppose	Partly Accept	10/68/7
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Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/7/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/7/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/7/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/68/7/4</i>

Name *H & J Smith Holdings Limited*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
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7.5.5.1 Site Standard (i) Building Coverage	The Submitter supports the recommended High Density Residential Sub-Zone C building coverage at 45%.	Support	Accept	10/69/1
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Reject</i>	<i>10/69/1/1</i>
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7.5.5.1 Site Standard (vii)	The Submitter supports the new rule (b) where the non-unbroken length of a building should not exceed 16m, but seeks that this rule be clarified as the rule is unclear where two titles have been amalgamated. The Submitter also seeks here two sections are amalgamated the continuous building length rule that applies to a single section will again apply to the co-joined sections preserving the break between buildings.	Support	Partly Accept	10/69/2
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/69/2/1</i>
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7.5.5.1 Site Standard (xvi)	The Submitter submits that the rule applying to earthworks in the Wanaka Basin contains a serious flaw. They recommend a rule to be created that restricts all excavation to the 100m3.	Partly Support	Reject	10/69/3
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Accept</i>	<i>10/69/3/1</i>
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7.5.5.1 Site Standard (xvi)	In addition to the rule created above the Submitter further seeks that a condition be imposed that anything greater than this excavation restriction would be a publicly notifiable activity allowing immediate neighbours the right to verify and be satisfied that the plan will not affect their amenity values.	Partly Support	Reject	10/69/4
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Accept</i>	<i>10/69/4/1</i>
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7.5.5.2 Zone Standards	The Submitter supports the High Density Residential Sub-Zone C minimum net site area per residential unit of 200m2.	Support	Partly Accept	10/69/5
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/69/5/1</i>
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Site Density Provisions In Wanaka Sub-Zone C	Within Zone C in Wanaka the minimum lot size is 450m2 and a contradiction to 7.5.5.2 (iv). The QLDC should recognise that some lots are considerably greater in size and would comfortably support more than three units.	Partly Support	Partly Accept	10/69/6
Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/69/6/1</i>
Car Parking Provisions In Wanaka Sub-Zones	The Submitter requests that one car park per bedroom be provided for all multi-unit developments.	Partly Support	Reject	10/69/7
Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Accept</i>	<i>10/69/7/1</i>

Name	Hadley, James			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitters seek that the Plan Change is withdrawn in its entirety.	Oppose	Reject	10/70/1
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/70/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/1/4</i>
<i>595 Frankton Road Partnership</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/1/5</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/70/2
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/2/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/2/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/2/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/2/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/70/3
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/3/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/3/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/3/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/3/4</i>
Multi-Unit Development Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of multi-unit developments to a controlled activity.	Oppose	Reject	10/70/4
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/70/4/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/4/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/4/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/4/4</i>
Building Size Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of building size to a controlled activity, or conversely alter the status of building size to a tiered threshold.	Oppose	Reject	10/70/5
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/70/5/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/5/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/5/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/70/5/4</i>

Landscaping Coverage Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC reduces the identified landscaping coverage figures (Rule 7.5.5.1 xvii), to be more achievable.	Oppose	Partly Accept	10/70/6
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Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/6/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/6/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/6/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/6/4</i>

Fence Height Provisions	Without prejudice to the decision requested to alter the status of building size of a controlled activity, the Submitter seeks as part of an alternative solution, that the alter the status of fence heights to a controlled activity.	Oppose	Partly Accept	10/70/7
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Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/7/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/7/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/7/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/70/7/4</i>

Name *Harris, Michael*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
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7.5.5.1, 7.5.5.2, and Continuous Building Length	The Submitter specifically supports the changes to Site Standards, Section 7.5.5.1, to create sub-zones that vary building coverage (Table 7.3), and landscape requirements (Table 7.4). Additionally the Submitter supports the continuous building length rule and the rule restricting building heights along Frankton Road.	Support	Partly Accept	10/71/1
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/71/1/1</i>
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7.5.5.2	The Submitter also supports changes to the Zone Standards, section 7.5.5.2, that impose a site density rule (Table 7.5) and the extension of these rules to non-residential activities in the sub-zone.	Support	Partly Accept	10/71/2
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/71/2/1</i>
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Plan Change 10 In Its Entirety	The Submitter seeks that all of the provisions of Plan Change 10 are incorporated into the District Plan as quickly as possible.	Support	Partly Accept	10/71/3
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Further Submissions - 595 Frankton Road Partnership		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/71/3/1</i>
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Name *Haslett, Tina*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
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7.5.5.1	The Submitter specifically supports the changes to Site Standards 7.5.5.1 to create sub-zones that vary building coverage (Table 7.3) and landscaping requirements (Table 7.4), the continuous building length rule, the rule restricting building heights along Frankton Road and they also support the changes to Zone Standards, section 7.5.5.2 that impose a site density rule (Table 7.5).	Support	Partly Accept	10/72/1
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Plan Change 10 In Its Entirety	The Submitter further supports the extension of the above rules to non-residential activities in the sub-zones.	Partly Support	Partly Accept	10/72/2
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7.7.2 Assessment Matters	The Submitter supports the Plan Change in its entirety but also requests the addition of another subsection to the Assessment Matters. The Submitter seeks an additional subsection to 7.7.2 which would read "xxxi Additional General Matters: In addition to the itemised matters described above, discretion is retained over the following items with respect to the overall nature of a development or project. * Streetscape and neighbourhood character and amenity; and *Impact on neighbourhood residents; and *Building form, including bulk, repetition, articulation and appearance; and *Outlook from building and views of outdoor spaces; and *Location, nature and scale of on-site landscaping; and *Location and adequacy of trash and recycling collection; and *Parking, access and pedestrian amenity. (Note that covered on-site parking areas, allowed for overnight use, shall not be readily visible from pedestrian traffic passing the building on a public footpath or roadway.)	Partly Support	Reject	10/72/3
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Plan Change 10 in its entirety	The Submitter requests that Plan Change 10 is adopted in its entirety with the suggested additional assessment matters discussed above.	Partly Support	Partly Accept	10/72/4
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<i>Name</i>	<i>Hunt, T E</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Earthworks	The Submitter seeks that the restrictions on earthworks should be strengthened.		Reject	10/73/1

<i>Name</i>	<i>IHG Queenstown Limited and Carter Queenstown Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	PRIORITY RELIEF 1: That all of the land situated in the "Whole Block" (bounded by Beach Street, Hay Street, Man Street, and Lake Street) is rezoned to Queenstown Town Centre zone, except that in the case of the subject land, with a maximum height for buildings across the whole of the land that is the maximum height able to be achieved under existing use rights that attach to the land, except that in no case should buildings on the land protrude through a horizontal plane 8 metres above ground along all points along the Mann Street frontage to the properties in the Whole Block.	Oppose	Reject	10/74/1
Zoning	PRIORITY RELIEF 2: That all of the land situated in the Whole block is rezoned to Queenstown Town Centre zone.	Oppose	Reject	10/74/2

Zoning	<p>PRIORITY RELIEF 3: That all of the land comprising either (in order of preference), all of the "Hotel Complex Land"(93 Beach Street, Lot 1 DP 15037 and 11 Lake Street, Section 10 Block VIII Town of Queenstown and 15 Lake Street, Section 11 Block VIII Town of Queenstown and 16 Hay Street, Section 18 Block VII Town of Queenstown); or 1 DP 15037 held in Cert of Title OT5B/1477 containing the buildings comprising the Queenstown Park Royal Hotel Site; or some other area of land that falls some where in between these two be rezoned to Queenstown Town Centre zone (either in accordance with Priority Relief 1 or Priority Relief 2 described above); with the balance of the land comprising the Whole Block being zoned either (in order of preference) being rezoned to:</p> <p>1. Queenstown Town Centre Transition Zone, except that in the case of the subject land, with a maximum height of buildings across the whole of the land that is the maximum height able to be achieved under existing use rights that attach to the land, except that in no case should the buildings on that land protrude through a horizontal plane 8 metres above the ground along all points along the Mann Street frontage to the properties on the Whole Block; or</p> <p>2. High Density Residential unamended by Plan Change 10.</p>	Oppose	Reject	10/74/3
Plan Change 10 In Its Entirety	All such further, or consequential changes to the Plan as are considered necessary to give effect to the relief sought in this submission.	Oppose	Reject	10/74/4
Plan Change 10 in its entirety	The Submitter requests that the Plan Change is withdrawn insofar as it relates to "the Whole Block"	Oppose	Reject	10/74/5

Name *John Edmonds and Associates Ltd*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter requests that the QLDC make such amendments to the Plan Change which will exclude the Submitters property which is already surrounded by high density development.	Oppose	Reject	10/75/1

Name *Johnson, Carlyne*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
7.5.5.1,7.5.5.2, Frankton Building Heights/Lengths	The Submitter specifically supports the changes to Site Standards, Section 7.5.5.1, to create Sub Zones that vary building coverage (Table 7.3), and landscaping requirements (Table 7.4). They also support the continuous building length rule and the rule restricting building heights along Frankton Road. The submitter also supports the changes to Zone Standards, Section 7.5.5.2, that imposes a site density rule (Table 7.5).	Support	Partly Accept	10/76/1

7.5.5.1,7.5.5.2, Frankton Building Heights/Lengths	The Submitter further supports the extension of these rules (above) to non-residential activities in the Sub Zones.	Support	Partly Accept	10/76/2
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Plan Change 10 In Its Entirety	The Submitter requests that the QLDC incorporates all of the provisions of Plan Change 10 into the District Plan as quickly as possible.	Support	Partly Accept	10/76/3
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<i>Name</i>	<i>Johnson, Gerald</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks that all of the provisions of Plan Change 10 are incorporated into the District Plan as quickly as possible.	Support	Partly Accept	10/77/1

Plan Change 10 in its entirety	The Submitter supports the proposed changes to create sub zones	Support	Partly Accept	10/77/2
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Plan Change 10 in its entirety	the submitter supports proposed changes to Zone Standards that impose a site density rule.	Support	Partly Accept	10/77/3
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<i>Name</i>	<i>Jolly, Ned</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/78/1

Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/78/2
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Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/78/3
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Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/78/4
Car Parking Provisions In Wanaka Sub Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback from a public road.	Partly Support	Reject	10/78/5
Site Density Provisions In Wanaka Sub Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub-Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/78/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/78/7
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/78/8
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/78/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes.	Partly Support	Partly Accept	10/78/10

<i>Name</i>	<i>Jowett, Mary</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety.	Oppose	Reject	10/79/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/79/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/79/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/79/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/79/1/4</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that modelling and consideration be given in relation to the internal effects of the separate and combined changes in the High Density Residential Zone. For example, increased parking on site and lower fence height as of right may lessen the amenity of the front yard. Weight or consideration should be given for both the internal effects to the inside of the house and outdoor living areas so the land is used efficiently and provides for those residing in the houses in the High Density Residential zones.	Oppose	Reject	10/79/2
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<i>Name</i>	<i>Kane, Lynn</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/80/1
Multi-Unit Development Provisions	While the Plan Change is supported the submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/80/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table.	Partly Support	Reject	10/80/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/80/4
Car Parking Provisions In Wanaka Sub-Zone B&C	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/80/5
Site Density Provisions In Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the landscape coverage limitations within the Sub Zones B and C in Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/80/6

Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Partly Support	Partly Accept	10/80/7
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<i>Name</i>	<i>Kane, Richard</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/81/1
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table.	Partly Support	Reject	10/81/2
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/81/3
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/81/4
Wanaka Landscaping Coverage Provisions	While the Plan Change is supported the Submitter seeks that landscaping coverage limitations within the Sub Zones B and C in Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/81/5
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/81/6
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Partly Support	Partly Accept	10/81/7

<i>Name</i>	<i>Kennedy, Martin</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Setback Provisions	While the Submitter supports the proposal that does not allow buildings to be put on the same 4.5 yard line, they also offer a further option which would allow buildings on the front yard but there must be the same area uncovered behind the front yard.	Partly Support	Reject	10/82/1

<i>Name</i>	<i>King, Bill & Loris</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Rubbish Collection Provisions	While the Plan Change is supported by the Submitters wish to add a provision for on site multiple wheelie bins and specific areas for rubbish collection.	Partly Support	Reject	10/83/1
Car Parking Provisions In Wanaka Sub-Zone C	While the Plan Change is supported by the Submitters, they feel that in Sub Zone C, Wanaka High Density Residential Zone, car parking should not be allowed within the front set back from a public road.	Partly Support	Reject	10/83/2
Earthworks Provisions	While the Plan Change is supported by the Submitter they seek that there should be a limit on the amount of earthworks that can be carried out in the urban area.	Partly Support	Reject	10/83/3
Building Size Restrictions	The Submitters strongly support the proposal to require discretionary assessment of multi unit developments and buildings over a specific size in the 2 proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/83/4
Site Density Provisions In Wanaka Sub-Zones B&C	While the Plan Change is supported by the Submitter they seek that the proposed zone standards that limits site density within the Sub Zone B & C in the Wanaka High Density Zone be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/83/5
Wanaka Building Coverage Provisions	While the Plan Change is supported by the Submitters they strongly request that the proposed building coverage within the Sub Zone B & C in Wanaka High Density Residential Zone be reduced to 45% and 35% respectively.	Partly Support	Reject	10/83/6

<i>Name</i>	<i>King, Heather</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks that the QLDC change the Plan as proposed in Plan Change 10. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/84/1
Zoning	The Submitter seeks a decision from the QLDC to make the Area (from the corner of Thompson and Glasgow Street, up Glasgow Street on the West Side, onto Lomond Crescent (both sides), around to Thompson Street, and down Thompson Street to 43 (on the North side) & to 62 (on the South side)) a High Density Residential Sub Zone C (rather than B as currently proposed) in recognition to its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/84/2
Plan Change 10 its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/84/3

<i>Name</i>	<i>Kingston-Smith, G</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks that the QLDC change the Plan as proposed in Plan Change 10. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/85/1
Zoning	The Submitter seeks a decision from the QLDC to make the Area (from the corner of Thompson and Glasgow Street, up Glasgow Street on the West Side, onto Lomond Crescent (both sides), around to Thompson Street, and down Thompson Street to 43 (on the North side) & to 62 (on the South side) a High Density Residential Sub Zone C (rather than B as currently proposed) in recognition to its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/85/2

Plan Change 10 its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/85/3
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<i>Name</i>	<i>Lake House Consultants</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety.	Oppose	Reject	10/86/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/86/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/86/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/86/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/86/1/4</i>
Continuous Building Length Provisions	The Submitters specifically oppose the Plan Changes as they relate to continuous building lengths, as they believe it will increase not decrease the bulk and scale of buildings in the zone.	Oppose	Reject	10/86/2
Plan Change 10 In Its Entirety	The Submitters oppose the use of the term "High Density Residential Zone" and request that the zone name should be amended to reflect the driving goal of the Queenstown Lakes District Council which is that of Visitor Accommodation Zone.	Oppose	Reject	10/86/3

<i>Name</i>	<i>Lee, William</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly support the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/87/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/87/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/87/3

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/87/4
Car Parking Provisions In Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/87/5
Site Density Provisions In Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/87/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/87/7
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes.	Partly Support	Partly Accept	10/87/8
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka high Density Residential Zone.	Support	Partly Accept	10/87/9
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B & C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/87/10

<i>Name</i>	<i>Lund, Victoria</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter opposes the Plan Change in its entirety, and requests that the High Density Residential Rules remain the same.	Oppose	Reject	10/88/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/88/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/88/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/88/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/88/1/4</i>

Name *Luzmoor, Ruth and Trevor*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Support	Partly Accept	10/89/1
Sub Zone Provisions	While the Submitter supports the proposed Plan Change they seek that "the area" High Density Residential Sub Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Partly Support	Partly Accept	10/89/2
Plan Change 10 its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/89/3

Name *Mackay, Jamie*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/90/1
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/90/2
Earthworks Provisions	The Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/90/3
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/90/4

Site Density Provisions in Wanaka Sub-Zones B&C	While the plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zone B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/90/5
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C of the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/90/6
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage provisions within Sub Zones B & C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/90/7
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes.	Partly Support	Partly Accept	10/90/8
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Partly Support	Partly Accept	10/90/9
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/90/10

<i>Name</i>	<i>Maclean, Gill and Rick</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/91/1
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/91/2

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/91/3
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C of the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/91/4
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/91/5
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C of the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/91/6
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes.	Partly Support	Partly Accept	10/91/7
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/91/8
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B & C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/91/9
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/91/10

Name *Maclean, Stuart and Pam*

Plan Provision *Decision Requested*

Position

Recommmendation SubNo.

Plan Change 10 In Its Entirety	The Submitter requests that the District Plan be amended to exclude from the HDRZ the block bounded by Hobart, Park, and Brisbane Streets together with the adjoining block bounded by Brisbane and Park Streets ("the blocks") and to rezone those areas as LDRZ.	Oppose	Reject	10/92/1
Plan Change 10 In Its Entirety.	Without prejudice to the decision requested to rezone "the blocks", and should a decision be made to retain the changes resulting from PC10 generally in their current form, the Submitter requests that the District Plan be amended to include a specific provision relating to "the blocks", requiring discretionary activity consent (subject to appropriate Assessment Matters and considerations) for the construction of more than one residential unit per site.	Oppose	Reject	10/92/2
Plan Change As Relates To Area Defined	If the relief requested above is refused, the Submitter requests the same relief but applicable only to the block containing the site being the block bordered by Park, Brisbane and Hobart Streets.	Oppose	Reject	10/92/3
Plan Change 10 In Its Entirety	The Submitter requests that such alternative and/or additional and/or consequential changes be made to any relevant part of the District Plan considered appropriate by the Council to address the issues and concerns raised in this submission in relation to the site and the surrounding area.	Oppose	Reject	10/92/4

<i>Name</i>	<i>Marshall, Phil</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
7.5.33 Restricted Discretionary Activities	The Submitters seek that the Council make it clear whether it is its intention to require resource consent for all developments in the High Density Zone. The executive summary on page (i) of the Plan Change suggests that resource consents will not be required for all developments when in fact the above rules in practical terms will trigger consents for virtually all proposals.	Oppose	Reject	10/93/1
7.5.5.1 Building Coverage	The Submitter seeks that the High Density Residential Sub Zone C building coverage be increased from 45% to 55%. The rationale for this is to help retain the High Density Residential Zone as one which provides for the maximum usage of the residential resource.	Oppose	Reject	10/93/2
7.5.1 (iii)	The Submitter seeks that garages within the 4.5m road setback be reinstated as a controlled activity.	Oppose	Partly Accept	10/93/3

7.5.5.1 (iv)(e)	The Submitters seek that sub-clause (e) in Rule 7.5.5.1 (vii) Setback from internal boundaries, is deleted.	Oppose	Reject	10/93/4
7.5.5.1(vii)	The Submitters support the Rule 7.5.5.1 (vii), as it is a useful design requirement in terms of breaking up the impact of large buildings. While adding to the building costs, the submitters do not see this to be a significant impediment to development in the High Density Residential zone.	Support	Accept	10/93/5
7.5.5.1(xvii)	The Submitters seek that the landscaping rules under sub-clause (xvii) be deleted.	Oppose	Partly Accept	10/93/6
7.5.5.1 (xix)	The Submitters seek that Rule 7.5.5.1(xix) that imposes height and elevation restrictions along Frankton Road and Frankton Track be deleted., and buildings be allowed to intrude by at least one or even two storeys above road centreline level in order to maximise the sun available to developments in this area.	Oppose	Reject	10/93/7
7.5.5.1(xix)(b)	The Submitters seek that Rule 7.5.5.1 (xix)(b) dealing with height restrictions along Frankton Track be deleted, and that units at the same level as the track be permitted so that residential developments can sensibly be integrated with the Frankton Walking Track.	Oppose	Reject	10/93/8
7.5.5.2(IV)	The Submitters seek that Rule 7.5.5.2(IV) dealing with site density in the High Density Residential Zone be deleted. The Submitters believe the restriction of net site area will have a significant detriment to the density of development in the High Density zone, and do not see this as allowing the best use of the High Density Zone resource.	Oppose	Partly Accept	10/93/9
7.5.5.2(v) Building Height	The Submitters seek that flexibility be introduced to the height rule to allow, in particular, high pitched gable roofs if significant design improvements are to be made on developments in Queenstown.	Oppose	Partly Accept	10/93/10
7.7.2(iv) Multi-Unit Developments	The Submitters seek that assessment matter 1(g) that requires roof lines and pitches to be harmonious throughout the development, be deleted.	Oppose	Partly Accept	10/93/11
7.7.2(iv) Multi-Unit Developments	The Submitters seek that assessment criteria 5(g) be deleted because of the impractical nature of implementing this design criteria on steep sites.	Oppose	Partly Accept	10/93/12

7.7.2(iv) Multi-Unit Developments	The Submitters seek that assessment criteria (v)Building Size - Discretionary Activity- 2A, be deleted. This assessment criteria requires retention of existing vegetation on the site and the incorporation of existing trees and native vegetation onto the site landscape design. The submitters believe this is impractical to retain existing vegetation within a High Density Residential Zone. Amenity plantings associated with the development are much more appropriate than trying to design around mediocre vegetation on a steep site.	Oppose	Reject	10/93/13
Building Coverage Provisions	The Submitters seek that the criteria in XIV - Building Coverage in the High Density Residential Zone, be re-worked to allow the maximum use of the High Density Residential Zone through large buildings.	Oppose	Reject	10/93/14
Plan Change 10 Maps	The Submitters seek that the High Density Zone outlined as Sub Zone 'C' above Vancouver Drive, should be deleted from the zone as this high altitude area is not appropriate for intense scale residential development, given its altitude and prominent visual location, especially as viewed from Kelvin Heights, golf course Peninsula Road area and Queenstown Gardens.	Oppose	Reject	10/93/15

<i>Name</i>	<i>Maximum Mojo Holdings Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks a That Plan Change 10 is withdrawn in its entirety, having regard to the mentioned deficiencies and the lack of consultation with landowners.	Oppose	Reject	10/94/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/94/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/94/1/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/94/2
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/94/2/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/94/2/2</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/94/3
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/94/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/94/3/2</i>
Multi-Unit Development Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of multi-unit developments to a controlled activity.	Oppose	Reject	10/94/4
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/94/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/94/4/2</i>

Building Size Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of building size to a controlled activity, or conversely alters the status of building size to a tiered threshold.	Oppose	Reject	10/94/5
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/94/5/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/94/5/2</i>
Landscaping Coverage Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC reduces the identified landscaping coverage figures (Rule 7.5.5.1), to be more achievable.	Oppose	Partly Accept	10/94/6
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/94/6/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/94/6/2</i>
Fence Height Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC alter the status of fence heights to a controlled activity.	Oppose	Partly Accept	10/94/7
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/94/7/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/94/7/2</i>

Name	Mayes, Richard			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/95/1
Further Submissions - Landsborough, Stuart		<i>Support</i>	<i>Reject</i>	<i>10/95/1/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/1/12</i>
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/95/2
Further Submissions - Landsborough, Stuart		<i>Support</i>	<i>Reject</i>	<i>10/95/2/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/2/12</i>

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/95/3
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/3/12</i>
Car Parking Provisions in Wanaka Sub Zone C	While the Plan Change is supported the Submitter seeks the decision that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/95/4
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/4/12</i>
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Oppose	Accept	10/95/5
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Accept</i>	<i>10/95/5/12</i>

Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/95/6
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/6/12</i>
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that landscaping coverage limitations within the Sub Zones B and C in Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Oppose	Reject	10/95/7
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Reject</i>	<i>10/95/7/12</i>
Landscaping Coverage	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/95/8
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/8/12</i>

Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/95/9
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/9/12</i>
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/95/10
Further Submissions -	<i>Landsborough, Stuart</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/1</i>
	<i>Pawson, Christine</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/2</i>
	<i>Landsborough, Coleen</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/3</i>
	<i>Rowley, Leith</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/4</i>
	<i>Odering, Deborah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/5</i>
	<i>McPhee, Carolyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/6</i>
	<i>Chapman, Mark</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/7</i>
	<i>Simpson, Roma</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/8</i>
	<i>Turnball, Alexander</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/9</i>
	<i>Leahy, Melinda</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/10</i>
	<i>Leahy, Allan</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/11</i>
	<i>Mayes, Sarah</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/95/10/12</i>

Name	McPhee, Tom			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/96/1
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and the specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/96/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/96/3

Car Parking Provisions in Wanaka Sub Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/96/4
Site Density Provisions in Wanaka Sub Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/96/5
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/96/6
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/96/7
Landscaping Coverage	The Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B & C in the Wanaka High Density Residential Zone to be increased to 45% and 35% respectively.	Partly Support	Reject	10/96/8
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/96/9
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/96/10

<i>Name</i>	<i>Meldrum, Grant</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
7.5.5.1	The Submitter supports the setback rule as stated in the Plan Change but proposes that they be extended to include a deeper setback along the proposed bypass road. The submitter proposes this be done by adding the following bullet point to 7.5.5.1 which would read "(iii) Setbacks along the proposed bypass corridor following Melbourne Street, Henry Street, Gorge Road, Boundary Street, Robins Road, Memorial Street, Camp Street, Man Street, Thompson Street and all connecting street segments along the designated traffic corridor shall be 5.5m in both Low Density and High Density Residential areas."	Partly Support	Reject	10/97/1

<i>Name</i>	<i>Meya, Susie</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/98/1
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on the disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/98/2
Earthworks Provisions	While the Plan Change is supported the submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/98/3
Car Parking Provisions in Wanaka Sub Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/98/4
Site Density Provisions in Wanaka Sub Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zone B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Partly Support	Accept	10/98/5
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/98/6
Zoning	The Submitter supports the proposal as stated to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/98/7

Wanaka Landscaping Coverage Provisions	While the Plan Change is supported the Submitter seeks that landscape coverage limitations within the Sub-Zones B and C in Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/98/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/98/9
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/98/10

<i>Name</i>	<i>Morel, Michael</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter does not support the proposed Sub Zoning of High Density Residential Land.	Oppose	Reject	10/99/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/99/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/99/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/99/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/99/1/4</i>
Plan Change 10 In Its Entirety	The Submitter states that the footprint size is too small, and submits that they should be 550m2 in size.	Oppose	Reject	10/99/2
Plan Change 10 In Its Entirety	The Submitter states it would be better to have a height restriction of 9m with view corridors between buildings with smaller footprints and more landscaping.	Oppose	Partly Accept	10/99/3
Plan Change 10 In Its Entirety	The Submitter seeks that the setback between buildings on the same site should be 2.5m.	Oppose	Reject	10/99/4
Plan Change 10 In Its Entirety	The Submitter seeks that the building coverage should be between 55% and 65%.	Oppose	Reject	10/99/5

<i>Name</i>	<i>Nielson, Andy</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>

Plan Change 10 In Its Entirety	The Submitter strongly supports the proposed Plan Change.	Support	Partly Accept	10/100/1
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<i>Name</i>	<i>Patterson, Evan</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Oppose	Partly Accept	10/101/1
Sub-Zone Provisions	While the submitter supports the proposed Plan Change they seek that the QLDC to make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Oppose	Partly Accept	10/101/2
Plan Change 10 in its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Oppose	Reject	10/101/3

<i>Name</i>	<i>Patton, Rex</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	While the Plan Change is supported the Submitter seeks that the proposed landscape coverage limitations within Sub Zone B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Oppose	Reject	10/102/1
Multi Unit Developments	The submitter supports the requirement for discretionary assessment of multi unit developments and of buildings over a specific size within Sub Zones B and C in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/102/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/102/3

Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/102/4
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/102/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/102/6
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zone B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Oppose	Accept	10/102/7
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/102/8
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/102/9
Wanaka Sub Zone Provisions	The Submitter strongly supports the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Partly Support	Partly Accept	10/102/10

<i>Name</i>	<i>Peninsula Road Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks that the QLDC abandons Plan Change 10 in its entirety.	Oppose	Reject	10/103/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/103/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/103/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/103/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/103/1/4</i>

Sub-Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to delete from Sub Zone B the area which the submission relates which is legally described as: DP 300002 (Valuation Number 2909900103), DP 300002 (valuation number 2909900102), and Section 23 Block 1 Coneburn SD (valuation number 2909900100). Replacing this area as new "Sub Zone K", or such identification as appropriate.	Oppose	Partly Accept	10/103/2
Part 7, Objectives	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution, to provide for "Sub Zone K" by amending Part 7 Objectives and Policies, or such similar provisions as necessary to reflect the outcomes sought in this submission, in the following way: "Objective: Kawarau Falls To promote comprehensive and integrated development of the Kawarau Falls Sub Zone. Policies: 1. To create a vibrant lakeside community by providing for a range of residential visitor accommodation, and ancillary activities. 2. To recognise the unique characteristics and attributes of the Kawarau Falls Sub Zone which contribute to its ability to absorb development without adversely affecting the surrounding environment. 3. To maximise solar gain by orientating development generally to the north and following the topographic features of features of the site. 4. To protect the Lake Wakatipu foreshore and recognise the contribution of Lake Wakatipu and the foreshore to open space values. 5. To promote provision of open spaces within the Kawarau Falls Sub Zone and linkages with Lake Wakatipu foreshore and surrounding reserves. 6.To provide for a dense built form interspersed with open space. 7. To provide appropriate building setbacks form Lake Wakatipu, Peninsula Road and adjoining reserve land. 8. To incorporate landscaping into new development and integrate with adjoining reserve areas. 9. To promote safe and convenient vehicular and pedestrian circulation 10. To promote opportunities for water based public transport."	Oppose	Partly Accept	10/103/3
7.5.3.3 I Multi-Unit Developments	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from Rule 7.5.3.3.i - Multi Unit Developments.	Oppose	Partly Accept	10/103/4
7.5.3.3 ii Building Size	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from Rule 7.5.3.3.ii - Building Size.	Oppose	Reject	10/103/5
7.5.5.2 iv Site Density	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from Rule 7.5.5.2.iv - Site Density in the High Density Residential Zone.	Oppose	Partly Accept	10/103/6

7.5.6.2 xv Site Density	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to exempt "Sub Zone K" from Rule 7.5.6.2.xv - Site Density in High Density Residential Zone."	Oppose	Partly Accept	10/103/7
7.5.1 xvii, 7.5.6.1 ix, and Table 7.7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Landscape Coverage Rules 7.5.1.xvii and 7.5.6.1.ix and Landscape Coverage Table 7.7 to include High Density Residential "Sub Zone K" at 20%	Oppose	Partly Accept	10/103/8
7.5.5.1i, 7.5.6.1 xii, and Table 7.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Building Coverage Rule 7.5.5.1.i, and 7.5.6.1.xii and Building Coverage Table 7.3 to include High Density Residential "Sub Zone K" at 65%	Oppose	Reject	10/103/9
7.5.5.1 iv(e)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Rule 7.5.5.1.iv(e) Setback from Internal Boundaries so that it exempts "Sub Zone K".	Oppose	Reject	10/103/10
7.5.6.1 iii (h)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as a part of an alternative solution to amend Rule 7.5.6.1.iii (h) Setback from Internal Boundaries so that it exempts "Sub Zone K"	Oppose	Reject	10/103/11
7.5.5.1 vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Rule 7.5.5.1.vii - Continuous Building Length in the High Density Residential Zone, and reinstate the previous provision which applied before PC 10, with the following amendment "In respect of High Density Residential Zone, Sub Zone K the continuous building length rule shall only apply to the internal boundaries of the Sub Zone ."	Oppose	Reject	10/103/12
7.5.6.1 v	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Rule 7.5.6.1.v - Continuous Building Length in the High Density Residential Zone, and reinstate the previous provision which applied before PC 10, with the following amendment "In respect of High Density Residential Zone, Sub Zone K the continuous building length rule shall only apply to the internal boundaries of the Sub Zone ."	Oppose	Reject	10/103/13

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to provide for "Sub Zone K" by amending the Objectives, Policies and Rules (as discussed above) or such similar provisions as necessary to reflect the outcomes sought in this submission.	Oppose	Reject	10/103/14
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that such alternative, similar, and/or consequential amendments are made to Part 7 of the PODP, and to any other relevant Part of the PODP, as are appropriate to address the issues and concerns raised by this submission.	Oppose	Partly Accept	10/103/15
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution a combination of all of the decisions they have requested.	Oppose	Partly Accept	10/103/16

<i>Name</i>	<i>Perron Developments Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitters seek that the proposed Plan Change 10 is abandoned in its entirety.	Oppose	Reject	10/104/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/104/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/104/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/104/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/104/1/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that a separate set of provisions that properly recognise the attributes of and opportunities for the Laurelbank site should be included in the Plan Change.	Oppose	Partly Accept	10/104/2
Building Density Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks a variety of building densities to cater for the market demands in the urban areas of the District.	Oppose	Partly Accept	10/104/3
Height Restriction Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution , to modify the development standards so the Laurel Bank site has a greater height restriction.	Oppose	Partly Accept	10/104/4

Site Coverage Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to modify the development standards so it allows for increased coverage on the Laurel Bank site, provided there is a greater provision for soft landscaping.	Oppose	Partly Accept	10/104/5
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Site Coverage Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to modify the Plan Change to allow greater integration of open space surrounding the protected tree on the Laurel Bank site with open space provided as any part of any development.	Oppose	Partly Accept	10/104/6
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<i>Name</i>	<i>Perry, Julie</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Sub-Zone Provisions	The Submitter supports the proposal to create two Sub Zones in the Wanaka High-Density Residential Zone as stated in the Section 32 report.	Support	Partly Accept	10/105/1
Multi-Unit Development Provisions	The Submitter supports the proposal requiring discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High-Density Residential Zone.	Support	Partly Accept	10/105/2
Building Coverage Limitations	The Submitter seeks that the proposed building coverage limitations within the Wanaka High Density Residential Zone Sub Zone B be reduced to 45% and within Sub Zone C be reduced to 35%.	Partly Support	Reject	10/105/3
Landscape Provisions	The Submitter requests that the proposed landscaping coverage limitations within the Wanaka High-Density Residential Zone Sub Zone B be increased to 45% and within Sub Zone C be increased to 35%.	Partly Support	Reject	10/105/4
Site Density Provisions	The Submitter requests that the proposed Zone Standard that limits site density within the Wanaka High-Density Residential Zone Sub Zone B be increased to 200m ² per unit and within the Sub Zone C be increased to 250m ² per unit.	Partly Support	Accept	10/105/5

<i>Name</i>	<i>Peter Flemming and Associates</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>

<i>Name</i>	<i>Pezaro, Olwyn</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter wishes to have recorded that they strongly support the submissions made by Richard A. Mayes.	Partly Support	Partly Accept	10/107/1
Plan Change 10 In Its Entirety	The Submitter does not wish to see any more speculative, poorly conceived High Density developments in quiet residential streets that satisfy the developer at the expense of the existing residents.	Partly Support	Reject	10/107/2

<i>Name</i>	<i>Preen, A J</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Partly Support	Reject	10/108/1
Multi Unit Development	The Submitter supports the proposal to require discretionary assessment of multi unit developments and buildings over a specific size within Sub Zones B and C in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/108/2
Wanaka Sub-Zone Provisions	The Submitter expresses the strongest possible support for the two proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements, as indicated in the Section 32 report.	Support	Partly Accept	10/108/3
High-Density Zone Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/108/4

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/108/5
Car Parking in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Support	Reject	10/108/6
Site Density Zone Standard	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/108/7
Building Density Limitations	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/108/8
Landscaping Coverage Limitations	While than Plan Change is supported the Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B and C in Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/108/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Support	Partly Accept	10/108/10

<i>Name</i>	<i>Queenstown Ventures Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the Council formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/109/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/1/1</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/109/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/109/1/3</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the Council develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/109/2
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/2/1</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/2/2</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/2/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of multi unit developments to a Controlled Activity. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Reject	10/109/3
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/109/3/1</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/3/2</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/3/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of building size to a Controlled Activity, or conversely alter the status of building height to a tiered threshold. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Reject	10/109/4
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/109/4/1</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/4/2</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/4/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of fence heights to a Controlled Activity. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/109/5
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/5/1</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/5/2</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/5/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the identified landscaping coverage figures should be reduced to be more achievable. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/109/6
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/6/1</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/6/2</i>
		<i>Support</i>	<i>Partly Accept</i>	<i>10/109/6/3</i>
Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety, having regard to the deficiencies and the lack of consultation with landowners as identified in this submission. Note: This submission was received late and was accepted under the provisions of section 37 of the Resource Management Act 1991.	Oppose	Reject	10/109/7
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/109/7/1</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/7/2</i>
		<i>Support</i>	<i>Reject</i>	<i>10/109/7/3</i>

Name	R Gould Family Trust	Position	Recommendation	SubNo.
Plan Provision	Decision Requested			

Plan Change 10 In Its Entirety	The Submitter requests that the District Plan be amended to exclude from the HDRZ the block bounded bordered by Park and Brisbane Streets together with the adjoining block bordered by Hobart, Brisbane and Park Streets and to rezone those areas as LDRZ.	Oppose	Reject	10/110/1
Further Submissions -	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/1/4</i>
Plan Change 10 In Its Entirety	If the relief sought in the point above is refused, and should a decision be made to retain the changes resulting from PC10 generally in their current form, the Submitter requests that the District Plan be amended to include a specific provision relating to the two blocks referred to in the point above requiring discretionary activity consent (subject to appropriate Assessment Matters and considerations) for the construction of more than one residential unit per site.	Oppose	Reject	10/110/2
Further Submissions -	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/2/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/2/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/2/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/2/4</i>
Plan Change 10 In Its Entirety	If the relief requested in the two points above is refused, the Submitter requests the same relief but applicable only to the block containing the site being boarded by Park and Brisbane Streets.	Oppose	Reject	10/110/3
Further Submissions -	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/3/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/3/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/3/4</i>
Plan Change 10 In Its Entirety	The Submitter requests that such alternative and/or additional and/or consequential changes be made to any relevant part of the District Plan considered appropriate by the Council to address the issues and concerns raised in this Submission in relation to the site and the surrounding area.	Oppose	Reject	10/110/4
Further Submissions -	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/4/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/4/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/110/4/4</i>

Name	Reefa Enterprises Limited			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety, having regard to the deficiencies and the lack of consultation with landowners as identified in this submission.	Oppose	Reject	10/111/1
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/1/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the Council develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/111/2
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/2/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/2/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/2/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/2/4</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the Council formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/111/3
Further Submissions -	Domicile Development Limited	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/3/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/3/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/3/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of multi unit developments to a Controlled Activity.	Oppose	Reject	10/111/4
Further Submissions -	Domicile Development Limited	<i>Support</i>	<i>Reject</i>	<i>10/111/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/4/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/4/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/4/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of building size to a Controlled Activity, or conversely being a tiered threshold.	Oppose	Reject	10/111/5
Further Submissions -	Domicile Development Limited	<i>Support</i>	<i>Reject</i>	<i>10/111/5/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/5/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/5/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/111/5/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the identified landscaping coverage figures should be reduced to be more achievable.	Oppose	Partly Accept	10/111/6
Further Submissions -	Domicile Development Limited	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/6/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/6/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/6/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/6/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of fence heights to a Controlled Activity.	Oppose	Partly Accept	10/111/7
Further Submissions -	Domicile Development Limited	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/7/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/7/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/7/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/111/7/4</i>

Name	Rokvic, John			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitters approve of the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone and particularly as those changes relate to the Thompson Street, Glasgow Street, and Lamond Crescent bounded area ("The Area").	Support	Partly Accept	10/112/1

High Density Residential Sub-Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the QLDC make "The Area" a High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition to its similarity to the Park Street area.	Partly Support	Partly Accept	10/112/2
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Plan Change 10 in its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/112/3
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<i>Name</i>	<i>Ross, Gwenda</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/113/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/113/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/113/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower formation, thereby circumventing the existing height limitations.	Partly Support	Reject	10/113/4
Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of multi unit developments and buildings over a specific size within Sub Zones B and C of the Wanaka High Density Residential Zone.	Support	Partly Accept	10/113/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/113/6

Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/113/7
Landscape Coverage Provision	While the Plan Change is supported the Submitter seeks that the proposed landscape coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/113/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/113/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/113/10

Name *Sangster, Myrna and Kenneth*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Support	Partly Accept	10/114/1
Sub-Zone Provisions	While the Submitter supports the proposed Plan Change they seek the decision that the QLDC make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Partly Support	Partly Accept	10/114/2
Plan Change 10 in its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/114/3

Name *Scott Freeman Consulting Limited*

Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
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Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety, having regard to the deficiencies and the lack of consultation with landowners as identified in this submission.	Oppose	Reject	10/115/1
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/1/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the Council develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/115/2
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/2/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/2/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/2/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the Council formulate stronger objectives, policies and assessment matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/115/3
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/3/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/3/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of multi unit developments to a Controlled Activity.	Oppose	Reject	10/115/4
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/4/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/4/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of building size to a Controlled Activity, or conversely being a tired threshold.	Oppose	Reject	10/115/5
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/5/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/5/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/115/5/3</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the identified landscaping coverage figures should be reduced to be more achievable.	Oppose	Partly Accept	10/115/6
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/6/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/6/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/6/3</i>
Plan Change 10 in its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the status of fence heights be altered to a controlled activity.	Oppose	Partly Accept	10/115/7
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/7/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/7/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/115/7/3</i>

Name	Shaw, Kay			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Support	Partly Accept	10/116/1

Sub-Zone Provisions	While the Submitter supports the proposed Plan Change they seek that the QLDC make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Oppose	Partly Accept	10/116/2
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Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/116/3
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Name *Shaw, W.S*

<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area"). Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/117/1

Zoning	While the Submitter supports the proposed Plan Change they seek that the QLDC make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/117/2
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Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/117/3
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Name *Sheppard, Murray*

<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports Plan Change 10 in its entirety.	Support	Partly Accept	10/118/1

Name *Simpson, Ronald*

<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
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Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/119/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/119/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that, specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/119/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower than the formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/119/4
Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of multi unit developments and buildings over a specific size in Sub Zones B and C of the Wanaka High Density Zone.	Support	Partly Accept	10/119/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/119/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/119/7
Landscape Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscape coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/119/8

Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Oppose	Accept	10/119/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/119/10

<i>Name</i>	<i>Smith, J.W.A</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Building Coverage, and Site Density Provisions	The Submitter supports the Plan Changes involving improvement of amenity in the High Density Zones, in particular the "break" for buildings over 16m, the building coverage levels, and site density levels in Sub Zone C.	Support	Partly Accept	10/120/1
Earthworks Provisions	The Submitter requests that the excavation rules in the Wanaka Sub Zone C are enforced.	Partly Support	Reject	10/120/2
Earthworks Provisions	The Submitter requests that excavation beyond the rules is made a notifiable activity, allowing for neighbours to submit.	Partly Support	Reject	10/120/3

<i>Name</i>	<i>Smith, Sebastian</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	Withdraw Plan Change 10 in its entirety, having regard to the deficiencies and the lack of consultation with landowners as identified in this submission.	Oppose	Reject	10/121/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/121/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/121/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/121/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/121/1/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the Council develop urban design guidelines in order for the community to be aware of the measures that development will be assessed against.	Oppose	Partly Accept	10/121/2
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/121/2/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/121/2/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/121/2/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/121/2/4</i>

Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the Council formulate stronger Objectives, Policies and Assessment Matters rather than rely on prescriptive rules.	Oppose	Partly Accept	10/121/3
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/3/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/3/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/3/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of multi unit developments to a Controlled Activity.	Oppose	Reject	10/121/4
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/4/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/4/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/4/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the identified landscaping coverage figures should be reduced to be more achievable.	Oppose	Partly Accept	10/121/5
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/5/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/5/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/5/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/5/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of building size to a Controlled Activity, or conversely a tiered threshold.	Oppose	Reject	10/121/6
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/6/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/6/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/6/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/121/6/4</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Council alter the status of fence heights to a Controlled Activity.	Oppose	Partly Accept	10/121/7
Further Submissions -	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/7/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/7/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/7/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/121/7/4</i>

Name	Spijkerbosch, E.M			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter seeks a decision as to whether visitor accommodation is considered a Residential Activity in relation to the rule that Non residential activities are restricted to between the hours of 7.30-8.00pm.	Oppose	Reject	10/122/1
Fence Height Provisions	The Submitter requests that the rule making the maximum fence height 1.2m be amended to "an average height of 1.2m".	Oppose	Reject	10/122/2

Visitor Accommodation Provisions	The Submitter requests a more detailed definition of "or visitor accommodation unit of any type" (found on pg 76), as the Submitter believes it to be too loose and open to conflict.	Oppose	Reject	10/122/3
<i>Further Submissions - Emma Jane Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/122/3/1</i>
Plan Change 10 In Its Entirety	The Submitter requests a clearer definition of "unit".	Oppose	Reject	10/122/4
7.1.4.2 Objectives and Policies	The Submitter requests the policy ensuring "4.5m road setbacks are free of structures" be amended to be less restrictive.	Oppose	Partly Accept	10/122/5
7.1.4.2 Objectives and Policies	The Submitter requests that the policy stating landscaping should be "dominated by greenery and mature trees" be amended to be less prescriptive.	Oppose	Accept	10/122/6
Visitor Accommodation Provisions	The Submitter is concerned that there is more focus on disturbance from visitor accommodation to residential properties, when the reverse can also be true.	Oppose	Reject	10/122/7
Setback Provisions	Regarding the Rule stating "No storage in the 4.5m setback" the Submitter requests that there be more flexibility in this area in the way of fence heights to create screening.	Oppose	Reject	10/122/8

Name *Stevens, Terry and Susan*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Site Standard 7.5.5.1	The Submitter specifically supports the changes to Site Standards, Section 7.5.5.1, to create Sub Zones that vary building coverage (Table 7.3) and landscape requirements (Table 7.4).	Support	Partly Accept	10/123/1
Zone Standard 7.5.5.2	The Submitter supports the continuous building length rule and the rule restricting building heights along Frankton Road, as well as the changes to Zone Standards, Section 7.5.5.2, that impose a site density rule (Table 7.5).	Support	Partly Accept	10/123/2
Plan Change 10 In Its Entirety	The Submitter further supports the extension of these rules (above) to non-residential activities in the Sub Zones.	Support	Partly Accept	10/123/3

Plan Change 10 In Its Entirety	The Submitter seeks that the Plan Change 10 is adopted as quickly as possible.	Support	Partly Accept	10/123/4
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Name *Stone, Michael and Chris*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Oppose	Partly Accept	10/124/1
Sub-Zone Provisions	While the Submitter supports the Proposed Plan Change they seek that the QLDC make "the Area" High Density Residential Sub Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Oppose	Partly Accept	10/124/2
Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/124/3

Name *Stuart, E. Patricia*

Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/125/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/125/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that, specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/125/3

Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower than formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/125/4
Landscaping Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/125/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/125/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/125/7
Multi unit Developments	The Submitter supports the proposal to require discretionary assessment of all multi unit developments and buildings over a certain size within the Sub Zones B and C in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/125/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Oppose	Accept	10/125/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/125/10

Name	Stuart, J K			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Wanaka Sub-Zone Provisions	The Submitter strongly support the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/126/1

Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/126/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/126/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site lower than formation level, thereby circumventing the existing height limitations	Oppose	Reject	10/126/4
Landscaping Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/126/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/126/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/126/7
Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of any multi unit development or building over a specific size within the Sub Zones B and C of the Wanaka High Density Residential Zone.	Support	Partly Accept	10/126/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Oppose	Accept	10/126/9

Plan Change 10 In Its Entirety	The Submitter seeks Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcome, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/126/10
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<i>Name</i>	<i>Swan, A.G</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area"). Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/127/1
Zoning	While the Submitter supports the Proposed Plan Change they seek that the QLDC make "the Area" High Density Residential Sub Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/127/2
Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/127/3

<i>Name</i>	<i>Sykes, Leonie</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area"). Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/128/1
Zoning	While the Submitter supports the Proposed Plan Change they seek that the QLDC make "the Area" High Density Residential Sub Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/128/2

Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Reject	10/128/3
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<i>Name</i>		<i>Sykes, Tim</i>		
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area").	Oppose	Partly Accept	10/129/1
Sub-Zone Provisions	While the Submitter supports the proposed plan change they seek that the QLDC make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area.	Oppose	Partly Accept	10/129/2
Plan Change 10 in its Entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Partly Support	Reject	10/129/3

<i>Name</i>		<i>Taylor, Robert</i>		
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter supports Plan Change 10 in its entirety.	Support	Partly Accept	10/130/1
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/130/1/1</i>
7.7.2(vii)	The Submitter seeks to amend section 7.7.2(vii) by adding subsection (f) as follows: "Discretionary review shall also include any and all relevant matters identified in sections 7.7.2(iv) and 7.7.2(v) above with respect to multi-unit developments and limitations on building size."	Partly Support	Reject	10/130/2
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/130/2/1</i>
Plan Change 10 In Its Entirety	The Submitter seeks to incorporate all of the provisions of Plan Change 10 into the District Plan and also add the suggested amendment as 7.7.2(vii)(f).	Support	Partly Accept	10/130/3
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Partly Accept</i>	<i>10/130/3/1</i>

Name ***Thomson, Richard***

<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter completely supports the Plan Change but suggests a 'clean up' of the wording to enhance clarity.	Support	Partly Accept	10/131/1
Multi-Unit Development Provisions	The Submitter seeks that on pg 41 of the Section 32 report, Objective 2 the statement "avoid where possible" is deleted and replaced with "avoid or substantially mitigated".	Partly Support	Partly Accept	10/131/2
7.1.iii	The Submitter seeks that on pg 82 of the Section 32 report Issue iii, the bold bullet point language should be underlined as if it were new text.	Partly Support	Partly Accept	10/131/3
7.2.2	The Submitter seeks that on pg 88-89 section 7.2.2 of the Section 32 report, the bullet points are replaced with numbers for ease of reference.	Partly Support	Partly Accept	10/131/4
7.2.3 Queenstown Residential Areas	The Submitter seeks that on pg 89 of the Section 32 report, Objectives; the three objectives should be numbered for ease of reference.	Partly Support	Partly Accept	10/131/5
7.3.2	The Submitter seeks that on pg 91 section 7.3.2 of the Section 32 report, the bullet points are replaced with numbers for ease of reference.	Partly Support	Partly Accept	10/131/6
7.3.3 Wanaka Residential Area Objectives	The Submitter seeks that on pg 91 of the Section 32 report, Objectives, the three objectives should be numbered for ease of reference.	Partly Support	Partly Accept	10/131/7
7.5.5.1 Fence Heights	The Submitter seeks that on pg 103 of the Section 32 report, xviii Fence Heights, the statement "visually opaque" should be defined and examples given.	Partly Support	Partly Accept	10/131/8
7.5.5.2 Site Density	The Submitter seeks that on pg 104 of the Section 32 report, iv Site Density should read "density of residential units and/or residential flats to the site area".	Partly Support	Partly Accept	10/131/9

7.5.6.1 Landscaping	The Submitter seeks that on pg 109 of the Section 32 report, viii Landscaping; that this site standard should be reinstated as it relates to visitor accommodation although it should follow the same landscape coverage rules as xvii pgs 102-103.	Partly Support	Partly Accept	10/131/10
7.5.6.2 Site Density	The Submitter seeks that section xv on pg 115 of the Section 32 report should be deleted as it is in the non-residential zone standards.	Partly Support	Partly Accept	10/131/11
7.7.2 Assessment Matters	The Submitter seeks that the numbering on pg 134 of the Section 32 report be corrected, as it is missing number xxii.	Partly Support	Partly Accept	10/131/12

<i>Name</i>	<i>Thorn, Dennis</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Change 10 is adopted in its entirety.	Support	Partly Accept	10/132/1

<i>Name</i>	<i>Thurlow, Whitney</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/133/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/133/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that, specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/133/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower than formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/133/4

Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of any multi unit development or any building over a specific size within the Sub Zones B and C of the Wanaka High Density Residential Zone.	Support	Partly Accept	10/133/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/133/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/133/7
Landscape Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/133/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Oppose	Accept	10/133/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/133/10

Name *Tompkins, Nicky*

Plan Provision *Decision Requested* **Position** **Reccommendation** **SubNo.**

Car Parking Provisions	The Submitter seeks that Plan Change 10 is adopted as proposed but with an amendment that will ensure, that any roof-top car parking is enclosed within the building envelope.	Support	Partly Accept	10/134/1
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Name *Transit New Zealand*

Plan Provision *Decision Requested* **Position** **Reccommendation** **SubNo.**

Plan Change 10 In Its Entirety	While the Submitter generally supports the Plan Change they are concerned that the proposed changes may encourage further excavation on State Highway 6 between Frankton and Queenstown. This is an area of known dormant landslides and intermittent creep. The Submitter seeks that geotechnical investigations should be required to address global stability and the potential cumulative effects, not just the current requirement to apply the investigations to individual sites.	Partly Support	Reject	10/135/1
Further Submissions -				
	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/1/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/1/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/1/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/1/4</i>
	<i>Perron Developments Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/135/1/5</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/1/6</i>
Earthworks Provisions	While the Submitter generally supports the Plan Changes they suggest that Transits slope stability concerns could be addressed by the insertion in Section xxx Earthworks (1) Environmental Protection Measures after (g) to read (or similar) "Whether and to what extent the proposed earthworks will adversely affect the stability of the subject site and, cumulatively, the global slope stability above the site."	Partly Support	Reject	10/135/2
Further Submissions -				
	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/4</i>
	<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/5</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/2/6</i>
Assessment Matter 7.7.2 (iv)(h)	The Submitter specifically supports the new assessment matter 7.7.2(iv)(h) for multi unit developments.	Support	Reject	10/135/3
Further Submissions -				
	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/4</i>
	<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/5</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/3/6</i>
7.2.2(iv)(h)	While the Submitter generally supports the Plan Change they request that all new residential buildings should mitigate reverse sensitivity effects. In particular concern here are the noise and vibration effects from State Highways and their impacts on amenity values.	Partly Support	Reject	10/135/4
Further Submissions -				
	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/4</i>
	<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/5</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/4/6</i>
Plan Change 10 In Its Entirety	While the Submitter generally supports the Plan Change they state that rather than disallowing sensitive activities to establish near State Highways, they consider it more appropriate to mitigate the potential for conflict by applying a performance standard approach.	Partly Support	Reject	10/135/5
Further Submissions -				
	<i>Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/4</i>
	<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/5</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/5/6</i>

Plan Change 10 In Its Entirety	While the Submitter generally supports the Plan Change they suggested that reverse sensitivity (one of their concerns) can be managed as follows: "Reverse sensitivity can be managed through Plan provisions and information provided to the public relating to issues such as: - urban design principals; - environmental buffer strips; - non-sensitive land use buffers eg.commercial or recreational activities to insulate residential activities from major transport corridors; - separation and setback distances between habitable buildings and road edge; - design and construction standards to achieve "satisfactory" or "maximum" internal sound levels of AS/NZ2107:2000 and vibration criteria ISO26312:2003; and - educate and inform landowners through the use of Land Information Memorandums and Property Information Memorandums.	Partly Support	Reject	10/135/6
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Further Submissions - Domicile Development Limited		<i>Oppose</i>	<i>Accept</i>	10/135/6/1
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	10/135/6/2
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/6/3
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/6/4
<i>Perron Developments Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/6/5
<i>595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Accept</i>	10/135/6/6

Plan Change 10 In Its Entirety	While the Submitter generally supports the Plan Change they request that where an activity does not meet performance standards within the District Plan, developers should be required to apply for resource consent to demonstrate that any adverse effects of their activity can be appropriately addressed.	Partly Support	Reject	10/135/7
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Further Submissions - Domicile Development Limited		<i>Oppose</i>	<i>Accept</i>	10/135/7/1
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	10/135/7/2
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/7/3
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/7/4
<i>Perron Developments Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/7/5
<i>595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Accept</i>	10/135/7/6

Plan Change 10 In Its Entirety	The Submitter seeks the decision that Transit New Zealand be identified in the Plan as a potentially affected party, for development in areas near the State Highways.	Partly Support	Reject	10/135/8
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Further Submissions - Domicile Development Limited		<i>Oppose</i>	<i>Accept</i>	10/135/8/1
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	10/135/8/2
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/8/3
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/8/4
<i>Perron Developments Limited</i>		<i>Oppose</i>	<i>Accept</i>	10/135/8/5
<i>595 Frankton Road Partnership</i>		<i>Oppose</i>	<i>Accept</i>	10/135/8/6

POLICY:

1. Activities should be located in areas where their effects are compatible with the character of the area.
2. Activities establishing in environments where amenity of the area is diminished by the adverse effects of a State highway are to have regard to the character of the receiving environment and should be designed and located to avoid, remedy or mitigate reverse sensitivity between land uses.

EXPLANATION:

The accumulation of activities with like effects can minimise and avoid conflict. Although like 'zones' recognise the differing character of areas and aggregate activities of like effect it is not consistent with an effects based approach of the RMA.

Performance standards are used to determine what is appropriate, based on the character and amenity values that the community seek to protect; these standards are a baseline. Provided an activity can meet the required standards, it may locate in a particular area.

Where an activity does not meet these baseline standards, landowners/developers will be required to apply for resource consent to demonstrate that any adverse effects of their activity can be avoided, remedied or mitigated.

The character of an area can be adversely affected by activities that generate effects that are incompatible with that character. Such effects can be from an activity located within that area, or from activities in a neighbouring area, or where there is an interface between areas of different character (such as a residential area located close to a State Highway).

It is important to ensure that those amenity values that determine the character of an area are protected from activities that are acknowledged to create effects which may degrade or detract from them. It is also important that activities, which may be sensitive in nature, recognise the nature of the area in which they are locating and make provision accordingly.

<i>Further Submissions - Domicile Development Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/1</i>
<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/2</i>
<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/3</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/4</i>
<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/5</i>
<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/9/6</i>

The Submitter suggests the following rules to be included in Plan Change 10 in order to address their concerns relating to reverse sensitivity;

"All new dwellings and any alterations to existing dwellings constructed within 80 meters of a State Highway (or arterial road) must be designed and constructed:

1. in accordance with the schedule of typical building construction set out in the schedule below; or
2. to meet "satisfactory" internal design sound levels of AS/NZS2107:2000 'Recommended design sound levels and reverberation times for building interiors' (refer to the schedule below for a list of internal sound levels for different areas of occupancy and activity).

Prior to the construction of any habitable building(s) on the site, an acoustic design certificate from a qualified acoustic engineer is to be provided to Council demonstrating that the above internal sound levels of AS/NZ 2107:2000 will be achieved.

SCHEDULE FOR NOISE INSULATION CONSTRUCTION: (minimum requirements necessary to achieve an external sound insulation level greater than 30dB)

1. External walls of habitable rooms (building element)

- Stud walls, exterior cladding: Minimum construction requirement, 20mm timber or 9mm compressed fibre sheet over timber frame (100mm x 50mm)
- Cavity infill: Minimum construction requirement, Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m³) required in cavity for all exterior walls. Minimum 90mm wall cavity.
- Interior lining: Minimum construction requirement, One layer of 12mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25kg/m² (eg. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.
- Combined superficial density: Minimum construction requirement, Minimum not less than 25 kg/m² being the combined mass of external and internal linings excluding structural elements (e.g., Window frames on wall studs) with no less than 10 kg/m² on each side of structural elements.
- Mass walls: Minimum construction requirement, 190mm concrete block, strapped and lined internally with 10mm gypsum plaster board, or 150mm concrete wall.

2. Glazed areas of habitable rooms (building element)

- Glazed areas up to 10% of floor area: Minimum construction requirement, 6mm glazing single float.
- Glazed areas between 10% and 35% of floor area: Minimum construction requirement, 6mm laminated glazing.
- Glazed areas greater than 35% of floor area: Minimum construction requirement, require a specialist acoustic report to show conformance with the insulation rule.
- Frames to be aluminium with compression seals.

3. Skillion Roof (building element)

- Cladding: Minimum construction requirement, 0.5mm profiled steel or 6mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.
- Sarking frame: Minimum construction requirement, 17mm plywood (no gaps).
- Ceiling: Minimum construction requirement, two layers of 10mm gypsum plaster board (no through ceiling light penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m²).
- Combined superficial density: Minimum construction requirement, combined mass of cladding and lining of not less than 25kg/m² with no less than 10kg/m² on each side of structural elements.

4. Pitched roof (all roofs other than skillion roofs) (building element)

- Cladding: Minimum construction requirement, 0.5mm profiled steel or tiles, or membrane over 15mm thick ply.
- Frame: Minimum construction requirement, timber truss with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³) required for all ceilings.
- Ceilings: Minimum construction requirement, 12mm gypsum plaster board
- Combined superficial density: Minimum construction requirement, combined mass with cladding and lining of not less than 25 kg/m².

5. Floor areas open to outside (building element)

-Cladding: Minimum construction requirement, under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12mm ply.

-Combined superficial density: Minimum construction requirement, floor to attain a combined mass not less than 25 kg/m² for the floor layer and any external cladding (excluding floor joists or bearers).

6. External door to habitable rooms (building element)

-External door to habitable rooms: Minimum construction requirement, solid core door (min 25kg/m²) with compression seals (where the door is exposed to exterior noise).

Further Submissions - Domicile Development Limited	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/1</i>
<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/2</i>
<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/3</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/4</i>
<i>Perron Developments Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/5</i>
<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/6</i>
<i>Emma Jane Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/135/10/7</i>

Name	Turnball, Bert & Jenny			
Plan Provision	Decision Requested	Position	Reccommendation	SubNo.
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/136/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/136/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/136/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower than formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/136/4
Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of any multi unit development and any building over a specific size within the Sub Zones B and C of the Wanaka High Density Residential Zone.	Support	Partly Accept	10/136/5

Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks the decision that developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/136/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/136/7
Landscape Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscape coverage limitations within Sub Zones B and C in the Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/136/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Oppose	Accept	10/136/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/136/10

<i>Name</i>	<i>Turnbull, Joyce</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitter strongly supports the Plan Change.	Support	Partly Accept	10/137/1

<i>Name</i>	<i>Urlwin, Anne</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/138/1

Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Oppose	Reject	10/138/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table and that, specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Oppose	Reject	10/138/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Oppose	Reject	10/138/4
Multi Unit Developments	The Submitter supports the proposal to require discretionary assessment of any multi unit developments and any building over a certain size within the Sub Zones B and C in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/138/5
Car Parking Provisions in Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks that for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Oppose	Reject	10/138/6
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zones B and C Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Oppose	Reject	10/138/7
Landscaping Provisions	While the Plan Change is supported the Submitter seeks that the proposed landscaping coverage limitations within Sub Zones B and C Wanaka High Density Residential Zone are increased to 45% and 35% respectively.	Partly Support	Reject	10/138/8
Site Density Provisions in Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks that the proposed Zone Standard that limits site density within the Sub Zones B and C in the Wanaka High Density Residential Zone should be increased to 200m ² and 250m ² per unit respectively.	Oppose	Accept	10/138/9

Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are all adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Oppose	Partly Accept	10/138/10
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<i>Name</i>	<i>Van Brandenburg, Fred</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
7.5.5.1	The Rules contained in 7.5.5.1: (iii) Setback of for any building from the road boundaries, (iv) Setbacks between buildings on the site, (vii) Continuous building length and articulation dimensions, and all other rules governing designs, should be struck out of this PC 10 because they do not guarantee Amenity values and the Objectives intended. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Reject	10/139/1
7.1.4.2 Amenity Value Policies	The Submitter states that paragraph 7.1.4.2 Amenity Values are well intentioned but too prescriptive, and sites some examples where Objectives are negated when a strict rule is applied, and preclude the possibility of undertaking imaginative design to meet or enhance the Amenity value of the HDRZ. For example: 1."Ensuring the maintenance of road set-backs that are free of structures" This should not apply to structures that are wholly or even partially underground. 2."Ensuring development is of a high architectural quality that ensures the use of articulation within the building form or facades" 3.Table 7.3 Building Coverage. The coverage's seem to be too small to make most projects viable. The Submitter would like to introduce the concept of trading coverage with the height restriction. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/139/2

<i>Name</i>	<i>Wanaka Residents Association Inc.</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	The Submitters generally support Plan Change 10.	Support	Partly Accept	10/140/1
<i>Further Submissions - de Groot, Marie</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/1</i>
<i>Russell, Elizabeth</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/2</i>
<i>Lind, Sharron</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/3</i>
<i>Umbers, Julie</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/4</i>
<i>Fraser, Marilyn</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/5</i>
<i>Johnstone, Shona</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/6</i>
<i>Johnston, Helen</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/7</i>
<i>Umbers, Grant</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/8</i>
<i>Little, David Neil</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/9</i>
<i>Kilpatrick, Jack</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/10</i>
<i>Meahen, Diana</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/11</i>
<i>Umbers, Bryan Lloyd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/12</i>
<i>Watt, Brian</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/13</i>

<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/14</i>
<i>Cooper, Anne</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/15</i>
<i>Taylor, Graham</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/16</i>
<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/17</i>
<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/18</i>
<i>Russell, William</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/19</i>
<i>Sutherland, Ian</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/20</i>
<i>Johnston, Janey</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/21</i>
<i>Stewart, Danni</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/22</i>
<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Partly Accept</i>	<i>10/140/1/23</i>
<i>Fluit, Dale</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/24</i>
<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/25</i>
<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/26</i>
<i>Urlwin, Roger</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/27</i>
<i>Johnston, Rob</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/28</i>
<i>Reid, Jennifer</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/29</i>
<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/30</i>
<i>Stewart, Simon</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/31</i>
<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/32</i>
<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/33</i>
<i>Kilpatrick, Ngaire</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/34</i>
<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/35</i>
<i>Crutchley, Graham</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/36</i>
<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/37</i>
<i>Stretch, Alison</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/38</i>
<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/39</i>
<i>Baker, M. A.</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/1/40</i>

Further Submissions - de Groot, Marie*Russell, Elizabeth**Stretch, Gordon Robert**Little, David Neil**Lind, Sharron**Umbers, Julie**Johnstone, Shona**Johnston, Helen**Pittaway, Dorothy**Kilpatrick, Jack**Crutchley, Graham**Umbers, Bryan Lloyd**Watt, Brian**Mc Kinlay, Donald**Cooper, Anne**Taylor, Graham**Rodger, Lynley Barkman**Sutherland, Beverley**Russell, William**Umbers, Grant**Urlwin, Roger**Stewart, Danni**Reid, Jennifer**Meahen, Diana**Fraser, Marilyn**Sutherland, Ian**595 Frankton Road Partnership**Fluit, Dale**Stretch, Alison**Gardner, Adrienne**Stewart, Simon**Johnston, Rob**Baker, M. A.**Anderson, J Crawford**Johnston, Janey**Crawford Anderson, J**Pittaway, Norman William**Kilpatrick, Ngaire**Crutchley, Fiona**Wilson, Jocelyn**Support**Partly Accept**10/140/2/1**Support**Partly Accept**10/140/2/2**Support**Partly Accept**10/140/2/3**Support**Partly Accept**10/140/2/4**Support**Partly Accept**10/140/2/5**Support**Partly Accept**10/140/2/6**Support**Partly Accept**10/140/2/7**Support**Partly Accept**10/140/2/8**Support**Partly Accept**10/140/2/9**Support**Partly Accept**10/140/2/10**Support**Partly Accept**10/140/2/11**Support**Partly Accept**10/140/2/12**Support**Partly Accept**10/140/2/13**Support**Partly Accept**10/140/2/14**Support**Partly Accept**10/140/2/15**Support**Partly Accept**10/140/2/16**Support**Partly Accept**10/140/2/17**Support**Partly Accept**10/140/2/18**Support**Partly Accept**10/140/2/19**Support**Partly Accept**10/140/2/20**Support**Partly Accept**10/140/2/21**Support**Partly Accept**10/140/2/22**Support**Partly Accept**10/140/2/23**Support**Partly Accept**10/140/2/24**Support**Partly Accept**10/140/2/25**Support**Partly Accept**10/140/2/26**Oppose**Partly Accept**10/140/2/27**Support**Partly Accept**10/140/2/28**Support**Partly Accept**10/140/2/29**Support**Partly Accept**10/140/2/30**Support**Partly Accept**10/140/2/31**Support**Partly Accept**10/140/2/32**Support**Partly Accept**10/140/2/33**Support**Partly Accept**10/140/2/34**Support**Partly Accept**10/140/2/35**Support**Partly Accept**10/140/2/36**Support**Partly Accept**10/140/2/37**Support**Partly Accept**10/140/2/38**Support**Partly Accept**10/140/2/39**Support**Partly Accept**10/140/2/40*

Plan Change 10 In Its Entirety	In order to stop inappropriate development, the Submitter requests that there is a reduction in the maximum building coverage to 35%.	Partly Support	Reject	10/140/3
Further Submissions -	<i>de Groot, Marie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/1</i>
	<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/2</i>
	<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/3</i>
	<i>Little, David Neil</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/4</i>
	<i>Lind, Sharron</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/5</i>
	<i>Umbers, Julie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/6</i>
	<i>Johnstone, Shona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/7</i>
	<i>Johnston, Helen</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/8</i>
	<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/9</i>
	<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/10</i>
	<i>Crutchley, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/11</i>
	<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/12</i>
	<i>Watt, Brian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/13</i>
	<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/14</i>
	<i>Cooper, Anne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/15</i>
	<i>Taylor, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/16</i>
	<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/17</i>
	<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/18</i>
	<i>Russell, William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/19</i>
	<i>Umbers, Grant</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/20</i>
	<i>Urlwin, Roger</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/21</i>
	<i>Stewart, Danni</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/22</i>
	<i>Reid, Jennifer</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/23</i>
	<i>Meahen, Diana</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/24</i>
	<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/25</i>
	<i>Sutherland, Ian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/26</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/140/3/27</i>
	<i>Fluit, Dale</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/28</i>
	<i>Stretch, Alison</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/29</i>
	<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/30</i>
	<i>Stewart, Simon</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/31</i>
	<i>Johnston, Rob</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/32</i>
	<i>Baker, M. A.</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/33</i>
	<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/34</i>
	<i>Johnston, Janey</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/35</i>
	<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/36</i>
	<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/37</i>
	<i>Kilpatrick, Ngairie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/38</i>
	<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/39</i>
	<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/3/40</i>

<i>Further Submissions -</i>			
<i>de Groot, Marie</i>	Support	Reject	10/140/4/1
<i>Russell, Elizabeth</i>	Support	Reject	10/140/4/2
<i>Stretch, Gordon Robert</i>	Support	Reject	10/140/4/3
<i>Little, David Neil</i>	Support	Reject	10/140/4/4
<i>Lind, Sharron</i>	Support	Reject	10/140/4/5
<i>Umbers, Julie</i>	Support	Reject	10/140/4/6
<i>Johnstone, Shona</i>	Support	Reject	10/140/4/7
<i>Johnston, Helen</i>	Support	Reject	10/140/4/8
<i>Pittaway, Dorothy</i>	Support	Reject	10/140/4/9
<i>Kilpatrick, Jack</i>	Support	Reject	10/140/4/10
<i>Crutchley, Graham</i>	Support	Reject	10/140/4/11
<i>Umbers, Bryan Lloyd</i>	Support	Reject	10/140/4/12
<i>Watt, Brian</i>	Support	Reject	10/140/4/13
<i>Mc Kinlay, Donald</i>	Support	Reject	10/140/4/14
<i>Cooper, Anne</i>	Support	Reject	10/140/4/15
<i>Taylor, Graham</i>	Support	Reject	10/140/4/16
<i>Rodger, Lynley Barkman</i>	Support	Reject	10/140/4/17
<i>Sutherland, Beverley</i>	Support	Reject	10/140/4/18
<i>Russell, William</i>	Support	Reject	10/140/4/19
<i>Umbers, Grant</i>	Support	Reject	10/140/4/20
<i>Urlwin, Roger</i>	Support	Reject	10/140/4/21
<i>Stewart, Danni</i>	Support	Reject	10/140/4/22
<i>Reid, Jennifer</i>	Support	Reject	10/140/4/23
<i>Meahen, Diana</i>	Support	Reject	10/140/4/24
<i>Fraser, Marilyn</i>	Support	Reject	10/140/4/25
<i>Sutherland, Ian</i>	Support	Reject	10/140/4/26
<i>595 Frankton Road Partnership</i>	Oppose	Accept	10/140/4/27
<i>Fluit, Dale</i>	Support	Reject	10/140/4/28
<i>Stretch, Alison</i>	Support	Reject	10/140/4/29
<i>Gardner, Adrienne</i>	Support	Reject	10/140/4/30
<i>Stewart, Simon</i>	Support	Reject	10/140/4/31
<i>Johnston, Rob</i>	Support	Reject	10/140/4/32
<i>Baker, M. A.</i>	Support	Reject	10/140/4/33
<i>Anderson, J Crawford</i>	Support	Reject	10/140/4/34
<i>Johnston, Janey</i>	Support	Reject	10/140/4/35
<i>Crawford Anderson, J</i>	Support	Reject	10/140/4/36
<i>Pittaway, Norman William</i>	Support	Reject	10/140/4/37
<i>Kilpatrick, Ngaire</i>	Support	Reject	10/140/4/38
<i>Crutchley, Fiona</i>	Support	Reject	10/140/4/39
<i>Wilson, Jocelyn</i>	Support	Reject	10/140/4/40

Plan Change 10 In Its Entirety	In order to stop inappropriate development, the Submitter requests that there is an increase in parking provision to 2 per unit for residential development plus visitor parking and introduce parking provisions for backpacker accommodation.	Partly Support	Reject	10/140/5
Further Submissions -	<i>de Groot, Marie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/1</i>
	<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/2</i>
	<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/3</i>
	<i>Little, David Neil</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/4</i>
	<i>Lind, Sharron</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/5</i>
	<i>Umbers, Julie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/6</i>
	<i>Johnstone, Shona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/7</i>
	<i>Johnston, Helen</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/8</i>
	<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/9</i>
	<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/10</i>
	<i>Crutchley, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/11</i>
	<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/12</i>
	<i>Watt, Brian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/13</i>
	<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/14</i>
	<i>Cooper, Anne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/15</i>
	<i>Taylor, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/16</i>
	<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/17</i>
	<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/18</i>
	<i>Russell, William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/19</i>
	<i>Umbers, Grant</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/20</i>
	<i>Urlwin, Roger</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/21</i>
	<i>Stewart, Danni</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/22</i>
	<i>Reid, Jennifer</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/23</i>
	<i>Meahen, Diana</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/24</i>
	<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/25</i>
	<i>Sutherland, Ian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/26</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/140/5/27</i>
	<i>Fluit, Dale</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/28</i>
	<i>Stretch, Alison</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/29</i>
	<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/30</i>
	<i>Stewart, Simon</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/31</i>
	<i>Johnston, Rob</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/32</i>
	<i>Baker, M. A.</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/33</i>
	<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/34</i>
	<i>Johnston, Janey</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/35</i>
	<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/36</i>
	<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/37</i>
	<i>Kilpatrick, Ngairé</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/38</i>
	<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/39</i>
	<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/5/40</i>

7.7.2 iv (multi unit developments - Restricted Discretionary Activity)

The Submitter requests that additional criteria is added to the assessment matters in 7.7.2 iv (multi unit developments - Restricted Discretionary Activity) covering additional points discussed above.

Partly Support Reject

10/140/6

		Partly Support	Reject	
Further Submissions -	<i>de Groot, Marie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/1</i>
	<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/2</i>
	<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/3</i>
	<i>Little, David Neil</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/4</i>
	<i>Lind, Sharron</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/5</i>
	<i>Umbers, Julie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/6</i>
	<i>Johnstone, Shona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/7</i>
	<i>Johnston, Helen</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/8</i>
	<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/9</i>
	<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/10</i>
	<i>Crutchley, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/11</i>
	<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/12</i>
	<i>Watt, Brian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/13</i>
	<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/14</i>
	<i>Cooper, Anne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/15</i>
	<i>Taylor, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/16</i>
	<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/17</i>
	<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/18</i>
	<i>Russell, William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/19</i>
	<i>Umbers, Grant</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/20</i>
	<i>Urlwin, Roger</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/21</i>
	<i>Stewart, Danni</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/22</i>
	<i>Reid, Jennifer</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/23</i>
	<i>Meahen, Diana</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/24</i>
	<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/25</i>
	<i>Sutherland, Ian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/26</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/140/6/27</i>
	<i>Fluit, Dale</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/28</i>
	<i>Stretch, Alison</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/29</i>
	<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/30</i>
	<i>Stewart, Simon</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/31</i>
	<i>Johnston, Rob</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/32</i>
	<i>Baker, M. A.</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/33</i>
	<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/34</i>
	<i>Johnston, Janey</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/35</i>
	<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/36</i>
	<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/37</i>
	<i>Kilpatrick, Ngairé</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/38</i>
	<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/39</i>
	<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/6/40</i>

	Partly Support	Reject	10/140/7
Further Submissions - <i>de Groot, Marie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/1</i>
<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/2</i>
<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/3</i>
<i>Little, David Neil</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/4</i>
<i>Lind, Sharron</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/5</i>
<i>Umbers, Julie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/6</i>
<i>Johnstone, Shona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/7</i>
<i>Johnston, Helen</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/8</i>
<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/9</i>
<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/10</i>
<i>Crutchley, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/11</i>
<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/12</i>
<i>Watt, Brian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/13</i>
<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/14</i>
<i>Cooper, Anne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/15</i>
<i>Taylor, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/16</i>
<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/17</i>
<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/18</i>
<i>Russell, William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/19</i>
<i>Umbers, Grant</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/20</i>
<i>Urlwin, Roger</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/21</i>
<i>Stewart, Danni</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/22</i>
<i>Reid, Jennifer</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/23</i>
<i>Meahen, Diana</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/24</i>
<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/25</i>
<i>Sutherland, Ian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/26</i>
<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/140/7/27</i>
<i>Fluit, Dale</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/28</i>
<i>Stretch, Alison</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/29</i>
<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/30</i>
<i>Stewart, Simon</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/31</i>
<i>Johnston, Rob</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/32</i>
<i>Baker, M. A.</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/33</i>
<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/34</i>
<i>Johnston, Janey</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/35</i>
<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/36</i>
<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/37</i>
<i>Kilpatrick, Ngairé</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/38</i>
<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/39</i>
<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/7/40</i>

Table 7.3 - Building Coverage	The Submitter requests that the maximum building coverage building is increased to 55%, 45% and 35%.	Partly Support	Reject	10/140/8
Further Submissions -	<i>de Groot, Marie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/1</i>
	<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/2</i>
	<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/3</i>
	<i>Little, David Neil</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/4</i>
	<i>Lind, Sharron</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/5</i>
	<i>Umbers, Julie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/6</i>
	<i>Johnstone, Shona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/7</i>
	<i>Johnston, Helen</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/8</i>
	<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/9</i>
	<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/10</i>
	<i>Crutchley, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/11</i>
	<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/12</i>
	<i>Watt, Brian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/13</i>
	<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/14</i>
	<i>Cooper, Anne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/15</i>
	<i>Taylor, Graham</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/16</i>
	<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/17</i>
	<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/18</i>
	<i>Russell, William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/19</i>
	<i>Umbers, Grant</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/20</i>
	<i>Urlwin, Roger</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/21</i>
	<i>Stewart, Danni</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/22</i>
	<i>Reid, Jennifer</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/23</i>
	<i>Meahen, Diana</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/24</i>
	<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/25</i>
	<i>Sutherland, Ian</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/26</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/140/8/27</i>
	<i>Fluit, Dale</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/28</i>
	<i>Stretch, Alison</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/29</i>
	<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/30</i>
	<i>Stewart, Simon</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/31</i>
	<i>Johnston, Rob</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/32</i>
	<i>Baker, M. A.</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/33</i>
	<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/34</i>
	<i>Johnston, Janey</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/35</i>
	<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/36</i>
	<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/37</i>
	<i>Kilpatrick, Ngairie</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/38</i>
	<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/39</i>
	<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Reject</i>	<i>10/140/8/40</i>

Zoning	The Submitter requests that the area to the north west of Tramore Street, between Lakeside Road and Lismore Street is re-zoned High Density Residential Sub Zone C in order to take account of the steep topography and poor street access to this land.	Partly Support	Partly Accept	10/140/9
Further Submissions -	<i>de Groot, Marie</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/1</i>
	<i>Russell, Elizabeth</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/2</i>
	<i>Stretch, Gordon Robert</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/3</i>
	<i>Little, David Neil</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/4</i>
	<i>Lind, Sharron</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/5</i>
	<i>Umbers, Julie</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/6</i>
	<i>Johnstone, Shona</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/7</i>
	<i>Johnston, Helen</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/8</i>
	<i>Pittaway, Dorothy</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/9</i>
	<i>Kilpatrick, Jack</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/10</i>
	<i>Crutchley, Graham</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/11</i>
	<i>Umbers, Bryan Lloyd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/12</i>
	<i>Watt, Brian</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/13</i>
	<i>Mc Kinlay, Donald</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/14</i>
	<i>Cooper, Anne</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/15</i>
	<i>Taylor, Graham</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/16</i>
	<i>Rodger, Lynley Barkman</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/17</i>
	<i>Sutherland, Beverley</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/18</i>
	<i>Russell, William</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/19</i>
	<i>Umbers, Grant</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/20</i>
	<i>Urlwin, Roger</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/21</i>
	<i>Stewart, Danni</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/22</i>
	<i>Reid, Jennifer</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/23</i>
	<i>Meahen, Diana</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/24</i>
	<i>Fraser, Marilyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/25</i>
	<i>Sutherland, Ian</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/26</i>
	<i>595 Frankton Road Partnership</i>	<i>Oppose</i>	<i>Partly Accept</i>	<i>10/140/9/27</i>
	<i>Fluit, Dale</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/28</i>
	<i>Stretch, Alison</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/29</i>
	<i>Gardner, Adrienne</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/30</i>
	<i>Stewart, Simon</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/31</i>
	<i>Johnston, Rob</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/32</i>
	<i>Baker, M. A.</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/33</i>
	<i>Anderson, J Crawford</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/34</i>
	<i>Johnston, Janey</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/35</i>
	<i>Crawford Anderson, J</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/36</i>
	<i>Pittaway, Norman William</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/37</i>
	<i>Kilpatrick, Ngairé</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/38</i>
	<i>Crutchley, Fiona</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/39</i>
	<i>Wilson, Jocelyn</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/140/9/40</i>

Name	Wensley Developments Limited			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Plan Change Purpose	The Submitter suggests the Plan Change is ill-focused and should clearly focus on the following: 1) Defining the issues of character, style and quality of living environment that is to be achieved in order to sustainably manage the effects of future development within the High Density Residential Zone (HDRZ).; 2) Formulating appropriate objectives and policies that guide decision makers towards these outcomes; and 3) Setting out specific environmental results, implementations methods and any rules (if necessary) to achieve the above.	Oppose	Partly Accept	10/141/1

Issues, Objectives and Policies	<p>The submitter seeks to have the issues, policies and objectives amended to provide the following: 1) Recognition of the importance of Visitor Accommodation to the economic wellbeing to the national and regional economy; and 2) The development and redevelopment or [sic] visitor accommodation infrastructure within the District; and 3) The provision of opportunities for high density living and visitor accommodation in close proximity to the existing town centres, lake margins and main transportation routes; and 4) Clarifying the different areas available within the residential zone to enable both high density and low density developments; and 5) Promoting public transport and transport infrastructure when considering the effects of urban growth; and 6) The provision of areas for visitor accommodation.</p>	Oppose	Partly Accept	10/141/2
Objectives, Policies and Implementation Methods	<p>The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend objective 1 - Availability of land, and related policies to provide sufficient area of land for visitor accommodation activities in addition to just residential accommodation; and 2) Amend Objective 2 - Residential Form, and related policies, to encourage high density and visitor accommodation development in areas close to existing town centres and adjacent to main transport routes; and 3) Amend Objective 3 - residential Amenity, and related policies to reinforce the low density residential zone as the principle area for low density development and to encourage high density residential and visitor accommodation developments within the HDRZ; and 4) Amend Objective 4 - Non Residential Activities, and related policies to focus on the protection of residential amenity values within low density residential areas from non-residential activities and to enable visitor accommodation activities in areas suitable for such activities.</p>	Oppose	Partly Accept	10/141/3
Objectives, Policies and Implementation Methods	<p>The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend 7.1.4.1 Issue to recognise the importance of visitor accommodation and high density residential activities, that such activities can adversely effect residential amenities and that zoning is a legitimate technique to overcome such conflicts; and 2) Amend Objective 1 - Amenity Values and related policies, to ensure development is consistent with the character and amenity values anticipated within the HDRZ and to delete those aspects of this policy relating to open space between buildings and the dominance of landscaped areas; and 3) Amend Objective 2 - Multi Unit developments, and related policies to refer to Visitor Accommodation activities and deleting those policies providing direction for the location of multi unit activities. The Submitter submits that an additional set of objectives and policies should be included to maintain and enhance the vitality of town centres and the linkages with higher density living environments in close proximity to the town centres and the policies should provide for the efficient development of land in such areas.</p>	Oppose	Partly Accept	10/141/4
Objectives, Policies and Implementation Methods	<p>The Submitter seeks that the objectives, policies and implementation methods and the principal reasons for adoption are amended as follows: 1) Amend 7.2.2 Issue to recognise the distinction and the different style, character and amenity between the LDRZ and the HDRZ as well as the protection and enhancement of amenity values appropriate to the different zoned; and 2) Amend the Objective and related policies to recognise the topographical and locational characteristics and constraints within the residential areas and to recognise the importance of visitor accommodation activities within this area, not just high density residential activities.</p>	Oppose	Partly Accept	10/141/5

Density Controls	The Submitter seeks that the following rules and their related assessment matters are deleted from the Plan Change: 7.5.5.2 (iv), 7.5.6.3 (xv), 7.5.5.1 (xvii), 7.5.6.1(ix), 7.5.5.1 (i), 7.5.6.1(xii), 7.5.3.3(i), and 7.5.3.3(ii).	Oppose	Partly Accept	10/141/6
Rule 7.5.5.1 (xviii)	The Submitter seeks to have rule 7.5.5.1 (xviii) deleted from Plan Change 10.	Oppose	Partly Accept	10/141/7
Bulk and location	The Submitter seeks to have the proposed changes to the internal boundary setback and continuous building length rules removed from the Plan Change.	Oppose	Reject	10/141/8
Rule 7.5.5.1 (iv)	The Submitter seeks to have the changes made to rule 7.5.5.1 (iv) deleted from the Plan Change.	Oppose	Reject	10/141/9
Commercial Precinct	The Submitter opposes the height restriction from Frankton Road and seek to have Rule 7.5.5.1(xix)(a) deleted from the Plan Change.	Oppose	Reject	10/141/10
4.9.1 Introduction	The Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/141/11
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/141/12
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to amend the second bullet point under the "principle issues identified" by deleting, "advantageous to visitor accommodation development."	Oppose	Reject	10/141/13

4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/141/14
4.9.2 Issues	The Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/141/15
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/141/16
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/141/17
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/141/18
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/141/19
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/141/20
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/141/21

4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption."</p> <p>"The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole.</p> <p>The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres.</p> <p>Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements."</p> <p>Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns....", and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."</p>	Oppose	Partly Accept	10/141/22
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."</p>	Oppose	Accept	10/141/23
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."</p>	Oppose	Accept	10/141/24
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3.</p> <p>". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."</p>	Oppose	Reject	10/141/25
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."</p>	Oppose	Reject	10/141/26

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/141/27
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/141/28
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/141/29
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/141/30
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/141/31
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/141/32
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/141/33

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/141/34
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/141/35
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/141/36
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/141/37
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/141/38

4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/141/39
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/141/40
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/141/41
4.9.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/141/42
4.9.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption.</p> <p>It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations.</p> <p>Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site.</p> <p>Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area.</p> <p>Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources.</p> <p>The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in manner which will not undermine the vitality of Queenstown Town Centre.</p> <p>It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed.</p> <p>The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."</p>	Oppose	Reject	10/141/43

4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/141/44
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/141/45
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/141/46
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/141/47
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/141/48
4.9.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/141/49
7.1.2 Issues	The Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/141/50

7.1.2 Issues	<p>The Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale.</p> <p>Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This".</p> <p>Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."</p>	Oppose	Partly Accept	10/141/51
	<p>Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."</p>			
7.1.2 Issues	<p>The Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments."</p> <p>The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity.</p> <p>The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."</p>	Oppose	Partly Accept	10/141/52
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."</p>	Oppose	Reject	10/141/53
7.1.3 District Wide Residential Objectives and Policies	<p>The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."</p>	Oppose	Reject	10/141/54

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/141/55
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/141/56
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/141/57
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/141/58
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/141/59
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/141/60

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/141/61
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/141/62
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/141/63
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/141/64
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/141/65
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/141/66

7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/141/67
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/141/68
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/141/69
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/141/70
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/141/71
7.1.3 District Wide Residential Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/141/72

7.1.4. High Density Residential Zones	<p>The Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres.</p> <p>Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."</p>	Oppose	Partly Accept	10/141/73
7.1.4 High Density Residential Zones	<p>The Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."</p>	Oppose	Accept	10/141/74
7.1.4.2 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"</p>	Oppose	Accept	10/141/75
7.1.4.2 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."</p>	Oppose	Accept	10/141/76
7.1.4.2 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."</p>	Oppose	Accept	10/141/77
7.1.4.2 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."</p>	Oppose	Accept	10/141/78

7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/141/79
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/141/80
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/141/81
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development by: -Ensuring landscaped areas are dominated by greenery and mature trees in scale and proportion to the size of the building. - To require the retention of existing vegetation, especially established trees and native vegetation. - Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads."	Oppose	Partly Accept	10/141/82
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/141/83
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/141/84
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/141/85

7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/141/86
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/141/87
7.1.4.2 Objectives and Policies	The Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/141/88
7.1.4.2 Objectives and Policies	The Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/141/89
7.2.1 Resources, Activities and Values	The Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/141/90

7.2.1 Resources, Activities and Values	<p>The Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes.</p> <p>Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone.</p> <p>Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."</p>	Oppose	Partly Accept	10/141/91
7.2.2 Issues	<p>The Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues.</p> <p>It would then read "Protection of the predominantly low density residential environment in the low density residential zone."</p>	Oppose	Accept	10/141/92
7.2.2 Issues	<p>The Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."</p>	Oppose	Accept	10/141/93
7.2.2 Issues	<p>The Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living."</p> <p>The issue would read "Provision for visitor accommodation and high density residential living."</p>	Oppose	Accept	10/141/94
7.2.2 Issues	<p>The Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."</p>	Oppose	Accept	10/141/95
7.2.2 Issues	<p>The Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."</p>	Oppose	Accept	10/141/96

7.2.2 Issues	The Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/141/97
7.2.2 Issues	The Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/141/98
7.2.2 Issues	The Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/141/99
7.2.2 Issues	The Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/141/100
7.2.2 Issues	The Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/141/101
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/141/102
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/141/103

7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/141/104
7.2.3 Objectives and Policies	The submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/141/105
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/141/106
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/141/107
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/141/108
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/141/109
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/141/110
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/141/111

7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/141/112
7.2.3 Objectives and Policies	The Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations."	Oppose	Reject	10/141/113
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/141/114
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read "(ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/141/115
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/141/116
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/141/117

7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/141/118
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/141/119
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/141/120
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/141/121
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/141/122
7.2.4 Environmental Results Anticipated	The Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/141/123

7.3.1 Resources, Activities and Values	<p>The Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas".</p> <p>"Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes.</p> <p>Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone.</p> <p>Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."</p>	Oppose	Partly Accept	10/141/124
7.3.1 Resources, Activities and Values	<p>The Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph:</p> <p>"These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."</p>	Oppose	Partly Accept	10/141/125
7.3.2 Issues	<p>The Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues.</p> <p>It would then read "- retention of low density residential development 'in low density residential areas'."</p>	Oppose	Accept	10/141/126
7.3.2 Issues	<p>The Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues.</p> <p>It would read "-enabling high density residential and visitor accommodation development in specific areas."</p>	Oppose	Partly Accept	10/141/127
7.3.3 Objectives and Policies	<p>The Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."</p>	Oppose	Accept	10/141/128

7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/141/129
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/141/130
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/141/131
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/141/132
7.3.3 Objectives and Policies	The Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/141/133
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 1) Delete rules 7.5.5.2 (iv and 7.5.6.3 (xv Site Density in the High Density Residential Zone and related assessment matters.	Oppose	Partly Accept	10/141/134
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 2) Delete rules 7.5.5.1 (xvii) and 7.5.6.1 (ix) landscape coverage and related assessment matters.	Oppose	Partly Accept	10/141/135

Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 3) Delete rules 7.5.5.1 (i) and 7.5.6.1(xii) Building Coverage and related assessment matters.	Oppose	Reject	10/141/136
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 4) Delete rule 7.5.3.3 (i) Multi Unit Developments and related assessment matters.	Oppose	Partly Accept	10/141/137
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 5) Delete rule 7.5.3.3 (ii) Building size.	Oppose	Reject	10/141/138
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 6) Delete all changes to Rule 7.5.3.2 (i) Garages.	Oppose	Partly Accept	10/141/139
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 7) Add the following rule 7.5.3.2 Controlled Activities, along with any renumbering of subsequent rules: "(ii) Outdoor Storage Areas - Outdoor storage areas located within any street scene setback in respect of landscaping, screening, appearance and visual impact."	Oppose	Reject	10/141/140
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 8) Delete all changes to rule 7.5.5.1 (iii) Setback from Roads and add a new bullet point as follows: "(iii) Setback from Roads - This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/141/141
<i>Further Submissions - 595 Frankton Road Partnership</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/141/141/1</i>
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 9) Delete all changes to rule 7.5.6.1 (ii) Setbacks from Roads, and add a new paragraph (c) as follows: "(ii) Setback from Roads - ... (b) [sic] This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/141/142

Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 10) Delete all changes to rule 7.5.5.1(iv) Setback from Internal Boundaries, and add a new paragraph (e) as follows: "(iv) Setback from Internal Boundaries - ... (e) This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/141/143
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 11) Delete all changes to rule 7.5.6.1 (iii) Setback from Internal Boundaries, and add a new paragraph (h) as follows: "(iii) Setback from Internal Boundaries - ... (h) This rule shall not apply to that portion of any building or structure erected within the road setback and that would at the completion of the building development be located below the finished ground level and where the above ground portion of that building complies with the above standard."	Oppose	Partly Accept	10/141/144
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 12) Delete rule 7.5.5.1 (xviii) Fence Heights.	Oppose	Partly Accept	10/141/145
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 13) Delete all changes to rule 7.5.5.1 (vii) Continuous Building Length.	Oppose	Reject	10/141/146
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 14) Delete all changes to rule 7.5.6.1 (v) Continuous Building Length.	Oppose	Reject	10/141/147
Part 7 Residential Area Rules and Assessment Matter	The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15) Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: (i) Delete rule 7.5.5.1 (xvi) and rule 7.5.6.1 (xi) Earthworks, except for clauses 1(c) and (d) relating to water bodies and underground aquifers and clause 3 environmental protection measures, which shall be retained and following those retained site standards, insert the following additional site standard: "The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period), provided that this rule shall not apply to earthworks activities: (a) where the earthworks are carried out entirely during working days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm: and (b) where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of the earthworks."	Oppose	Reject	10/141/148

Part 7 Residential Area Rules and Assessment Matter

The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: " (ii) Amend rule 7.5.3.2 by adding the following additional controlled activity: All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision, where that subdivision has resource consent. (1) Earthworks - a) The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretive diagrams 5a, b and c (appendix 4 of the Plan). (1) Earthworks - b) The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period). (2) Height of cut and fill and slope - a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretive diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 2.0 metres in height (with no surcharge), except that this does not apply to any cut or fill less than 1.0 metres in height. (2) Height of cut and fill and slope - b) The maximum height of any cut shall not exceed 2.4 metres. (2) Height of cut and fill and slope - c) The maximum height of any fill shall not exceed 2 metres. (3) Protection of Archaeological sites and sites of cultural heritage - a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahl Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan. (3) Protection of Archaeological sites and sites of cultural heritage - b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgement Areas the earthworks shall not exceed 50 squared metres in area or 20 squared metres in volume in any one consecutive 12 month period.

Oppose

Reject

10/141/149

Part 7 Residential Area Rules and Assessment Matter

The Submitter requests that Part 7, Residential Area Rules and Assessment Matters is amended as follows: 15)Amend the rules relating to earthworks within the HDRZ making these a controlled activity rather than a discretionary activity, as follows: (iii) Amend 7.6.3.2 by adding the following additional controlled activity: All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision, where that subdivision has resource consent. Earthworks - a) The total volume of earthworks shall not exceed 100 cubic metres per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretive diagrams 5a, b and c (appendix 4 of the Plan). (1) Earthworks - b) The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period). (2) Height of cut and fill and slope - a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretive diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 2.0 metres in height (with no surcharge), except that this does not apply to any cut or fill less than 1.0 metres in height. (2) Height of cut and fill and slope - b) The maximum height of any cut shall not exceed 2.4 metres. (2) Height of cut and fill and slope - c) The maximum height of any fill shall not exceed 2 metres. (3) Protection of Archaeological sites and sites of cultural heritage - a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahl Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan. (3) Protection of Archaeological sites and sites of cultural heritage - b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgement Areas the earthworks shall not exceed 50 squared metres in area or 20 squared metres in volume in any one consecutive 12 month period.

Oppose

Reject

10/141/150

Plan Change 10 in its entirety	The Submitter requests that the Sub Zones within the HDRZ be further refined to create a greater number and / or variety of Sub Zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/141/151
Plan Change 10 in its entirety	The Submitter requests that the rules in the HDRZ which deal with road set backs, internal set backs and building coverage be amended to the effect that the set back and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/141/152
Plan Change 10 in its entirety	The Submitter requests that the rules relating to earthworks applicable in the HDRZ be amended to change the status of earthworks from restricted discretionary to controlled activity status.	Oppose	Reject	10/141/153
Plan Change 10 in its entirety	The Submitter requests that the consent authority make such further additional, amended or consequential changes to any relevant part of the District plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/141/154
Plan Change 10 its entirety	The Submitter requests that the consent authority make such further additional, amended or consequential changes to any relevant part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/141/155
Plan Change 10 its entirety	The Submitter seeks that the Plan Change is withdrawn in its entirety.	Oppose	Reject	10/141/156
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/141/157

Name *Williams, P.F.B and Jan*

Plan Provision *Decision Requested* **Position** **Reccommendation** **SubNo.**

Plan Change 10 In Its Entirety	The Submitter supports the proposed changes to improve and maintain the amenity value, environment, and residential character of the High Density Residential Zone, particularly as those changes relate to the Thompson St, Glasgow St, and Lomond Crescent bounded area ("the Area"). Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Oppose	Partly Accept	10/142/1
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Zoning	While the Submitter supports the proposed plan change they seek that the QLDC make "the Area" High Density Residential Sub-Zone C (rather than B as currently proposed) in recognition of its similarity to the Park Street area. Note: This submission was received late and was accepted under the provisions of Section 37 of the Resource Management Act 1991.	Partly Support	Partly Accept	10/142/2
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Plan Change 10 its entirety	The Submitter requests that future developments are in harmony with the tone and style of the existing amenity, environment, and buildings.	Oppose	Reject	10/142/3
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<i>Name</i>	<i>Woodlot Properties Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Building Coverage Provisions	The Submitters seek that the new building coverage provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/1/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/1/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/1/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/1/4</i>
Building Coverage Provisions	Without prejudice to the decision requested to withdraw the new building coverage provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/2
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/2/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/2/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/2/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/2/4</i>
Internal Setback Provisions	The Submitters seek that the new internal setback provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/3
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/3/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/3/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/3/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/3/4</i>
Internal Setback Provisions	Without prejudice to the decision requested to withdraw the new internal setback provisions the Submitter seeks as an alternative solution if the provisions are adopted, then the Council pay compensation to HDRZ landowners pursuant to section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/4
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/4/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/4/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/4/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/4/4</i>

Frankton Height and Elevation Restrictions	The Submitter seeks that the new height and elevation restrictions along Frankton road and track provisions, including, rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/5
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/5/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/5/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/5/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/5/4</i>
Landscape Coverage Provisions	The Submitter seeks that the new landscape coverage provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Partly Accept	10/143/6
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/6/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/6/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/6/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/6/4</i>
Landscape Coverage Provisions	Without prejudice to the decision requested to withdraw the new landscape coverage provisions the Submitter seeks as an alternative solution if the landscape coverage provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/7
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/7/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/7/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/7/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/7/4</i>
Building Size Provisions	The Submitter seeks that the building size provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/8
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/8/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/8/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/8/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/8/4</i>
Building Size Provisions	Without prejudice to the decision requested to reject the building size provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/9
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/9/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/9/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/9/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/9/4</i>
Multi-Unit Development Provisions	The Submitter seeks that the new multi-unit developments provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Partly Accept	10/143/10
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/10/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/10/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/10/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/10/4</i>
Multi-Unit Development Provisions	Without prejudice to the decision requested to withdraw the new multi-unit developments provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/11
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/11/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/11/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/11/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/11/4</i>

Sub-Zone Provisions	The Submitter seeks that the new sub-zone provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/12
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/12/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/12/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/12/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/12/4</i>
Sub-Zone Provisions	Without prejudice to the decision requested to withdraw the new sub-zone provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/13
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/13/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/13/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/13/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/13/4</i>
Site Density Provisions	The Submitter seeks that the new site density provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Partly Accept	10/143/14
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/14/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/14/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/14/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/14/4</i>
Site Density Provisions	Without prejudice to the decision requested to withdraw the new site density provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/15
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/15/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/15/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/15/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/15/4</i>
Fence Height Provisions	The Submitter seeks that the new fence height provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Partly Accept	10/143/16
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/16/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/16/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/16/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/143/16/4</i>
Continuous Building Length Provisions	The Submitter seeks that the new continuous building length provisions, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/17
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/17/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/17/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/17/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/17/4</i>
Continuous Building Length Provisions	Without prejudice to the decision requested to withdraw the new continuous building length provisions the Submitter seeks as an alternative solution if the provisions are adopted then the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/18
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/18/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/18/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/18/3</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/143/18/4</i>

Plan Change 10 In Its Entirety	That the Plan Change, including rules, objectives, policies and assessment matters be withdrawn.	Oppose	Reject	10/143/19
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/19/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/19/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/19/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/19/4</i>
Plan Change In Its Entirety	Without prejudice to the decision requested to withdraw Plan Change 10 in its entirety, including rules, objectives, policies and assessment matters, the Submitter seeks as an alternative solution that the Council pay compensation to HDRZ landowners pursuant to Section 85 of the Resource Management Act 1991.	Oppose	Reject	10/143/20
Further Submissions - Domicile Development Limited		<i>Support</i>	<i>Reject</i>	<i>10/143/20/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/20/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/20/3</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/143/20/4</i>

<i>Name</i>	<i>Wright, W J</i>			
Plan Provision	Decision Requested	Position	Recommendation	SubNo.
Wanaka Sub-Zone Provisions	The Submitter strongly supports the 2 proposed Sub Zones in the Wanaka High Density Residential Zone, and the Sub Zone specific requirements as indicated in the Section 32 report.	Support	Partly Accept	10/144/1
Multi-Unit Development Provisions	While the Plan Change is supported the Submitter seeks that the Plan Change should include requirements for common rubbish collection areas for multi-unit developments.	Partly Support	Reject	10/144/2
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that new rules are enacted to discourage large volume earthworks, particularly those disturbing the groundwater table, and that specific restrictions on disturbance of the ground water aquifer need to be strengthened and enforced.	Partly Support	Reject	10/144/3
Earthworks Provisions	While the Plan Change is supported the Submitter seeks that the Council should discourage the prevalent practice of excavating a site to lower the formation level, thereby circumventing the existing height limitations.	Support	Reject	10/144/4
Landscape Coverage Provisions	The Submitters request that the proposed landscaping coverage limitations within Sub Zone B&C in the Wanaka High Density Residential Zone be increased to 45% and 35% respectively.	Partly Support	Reject	10/144/5

Sub Zone Provisions	The Submitter supports the proposal as stated, to require discretionary assessment of multi-unit developments and buildings over a specific size in the two proposed Sub Zones in the Wanaka High Density Residential Zone.	Support	Partly Accept	10/144/6
Car Parking Provisions In Wanaka Sub-Zone C	While the Plan Change is supported the Submitter seeks for developments within Sub Zone C in the Wanaka High Density Residential Zone, car parking should be prohibited within the front setback of the road.	Partly Support	Reject	10/144/7
Wanaka Building Coverage Provisions	While the Plan Change is supported the Submitter seeks that the proposed building coverage limitations within Sub Zone B and C in the Wanaka High Density Residential Zone are reduced to 45% and 35% respectively.	Partly Support	Reject	10/144/8
Site Density Provisions In Wanaka Sub-Zones B&C	While the Plan Change is supported the Submitter seeks the decision that the proposed Zone Standard that limits site density within the Sub Zone B and C in the Wanaka High Density Residential Zone should be increased to 200m2 and 250m2 per unit respectively.	Partly Support	Accept	10/144/9
Plan Change 10 In Its Entirety	The Submitter seeks that Plan Changes 6, 8, and 10 are adopted in total, to best achieve the desired outcomes, otherwise key problems will only be partially addressed.	Partly Support	Partly Accept	10/144/10