

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

**IN THE MATTER** of the Resource  
Management  
Act 1991

**AND**

**IN THE MATTER** Stage 3 and 3b  
Proposed District  
Plan

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**SECTION 42A REPORT OF AMY NARLEE BOWBYES  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**SETTLEMENT ZONE**

**TOWNSHIPS REVIEW (STAGE 3) AND CARDRONA (STAGE 3B) – TEXT AND  
VARIATIONS**

**LAKE MCKAY PARTNERSHIP LTD (SUBMISSION 3196) REZONING REQUEST**

**18 MARCH 2020**

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**Appendix 1:** Recommended changes to provisions

**Appendix 2:** Summary of submissions and recommended decisions

## 1. PROFESSIONAL DETAILS

- 1.1 My name is Amy Narlee Bowbyes, I am employed by the Queenstown Lakes District Council (**QLDC** or **Council**) as a Senior Policy Planner. I hold the qualifications of Bachelor of Science and Bachelor of Arts from Victoria University. I have primarily worked for local authorities in policy and district plan administration roles since 2005.
- 1.2 I am the author of the notified Settlement Zone and associated variations and the accompanying S32 report. I am not the author of the Cardrona SETZ provisions, associated variations or S32.
- 1.3 My current role is Senior Policy Planner, which I have held since February 2015, prior to this I was employed at the Council as Senior Policy Planner from August 2014.
- 1.4 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

## 2. INTRODUCTION

- 2.1 In this section 42A Report, I provide recommendations to the Hearings Panel on the submissions and further submissions received on the notified Settlement Zone (**SETZ**) and associated variations<sup>1</sup> notified as part of Stage 3 and 3B of the Queenstown Lakes Proposed District Plan (**PDP**).
- 2.2 This s42A Report addresses the relief sought to the text of the notified SETZ provisions and associated variations. The submissions received seeking mapping changes are addressed in the s42A Report of Ms

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<sup>1</sup> Variations to PDP Chapter 7 Lower Density Suburban Residential Zone, PDP Chapter 25 Earthworks, PDP Chapter 27 Subdivision and Development, PDP Chapter 29 Transport, PDP Chapter 31 Signs, PDP Chapter 36 Noise; and amendments to the Cardrona Village Character Guideline 2012.

Rosalind Devlin. One exemption to this approach is that Ms Devlin has declared a conflict in respect of rezoning submission 3196 (Lake McKay Partnership Ltd). As a consequence, I have included analysis of this specific rezoning request in this report.

**2.3** Where a submission seeks relief that straddles both s42A Reports I acknowledge this in the relevant section of this report and consider Ms Devlin's recommendations when forming my recommendations.

**2.4** A total of 401 submission points were received on the notified text and a total of 84 submission points were received on mapping. I have grouped my analysis of these submissions into topics as follows:

- (a) Topic 1: SETZ residential density
- (b) Topic 2: Commercial Precincts and VASZs
- (c) Topic 3: Bulk and location of buildings
- (d) Topic 4: Community Activities
- (e) Topic 5: Regionally Significant Infrastructure
- (f) Topic 6: Miscellaneous
- (g) Topic 7: Hāwea-specific relief
- (h) Topic 8: Glenorchy-specific relief
- (i) Topic 9: Kingston-specific relief
- (j) Topic 10: Cardrona-specific relief
- (k) Topic 11: Rezoning request: Lake McKay Partnership Ltd (3196)

**2.5** The specific submissions addressed in each topic grouping are identified in the relevant sections of this report.

**2.6** For each topic, I summarise the issue(s) and relief sought in the submissions, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and evaluate the appropriateness, including costs and benefits, of the requested changes in terms of S32AA of the RMA.

**2.7** When assessing the submissions, I refer to and rely on the evidence of:

- (a) Mr Richard Bond, Natural Hazards;

- (b) Mr Richard Powell, Infrastructure Three waters;
- (c) Mr Michael Smith, Transport; and
- (d) Mr Matthew Jones, Landscape.

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

- (a) Chapter 20 Settlements Section 32 evaluation (**S32**)<sup>2</sup>;
- (b) Rural Visitor Zone S32 (in respect of submissions on Cardrona) (**RVZ S32**)<sup>3</sup>;
- (c) PDP Stage 1 & 2 Decision Version (**PDP**), as attached to Mr Barr's Strategic Evidence;
- (d) Mr Barr's Strategic Evidence (**Strategic Evidence**);
- (e) Partially Operative Regional Policy Statement 2019 for Otago (**PORPS 19**); and
- (f) The Partially Operative Regional Policy Statement 1998 for Otago (**PORPS 98**).

**2.9** Changes I recommend to the notified provisions in response to submissions and further submissions are included in **Appendix 1**. My recommendations for accepting or declining submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions. My recommendation for accepting or declining further submissions, will stand or fall with the primary submission.

**2.10** The SETZ replaces the ODP Townships Zone, and is proposed to apply to the settlements of Makarora, Luggate, Glenorchy, Kinloch and Kingston. The SETZ predominantly provides for low density residential activities, with provision for commercial and visitor accommodation activities in commercial precincts and visitor accommodation sub-zones shown on planning maps. Residential development provided for in the SETZ predominantly comprises detached, single-storey dwellings on spacious sites with low building coverage.

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2 [https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/notification-and-submissions#s32\\_reports](https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/notification-and-submissions#s32_reports)

3 *ibid.*

- 2.11 The settlements of Hāwea and Albert Town are located within Urban Growth Boundaries and are proposed to be up-zoned to Lower Density Suburban Residential Zone.

3. **TOPIC 1: SETZ RESIDENTIAL DENSITY**

**Development standards for long-term rental or worker accommodation**

- 3.1 Cardrona Alpine Resort Ltd (**CARL**) (31018) and Wayfare Group Ltd (Wayfare) (3343) seek that a new policy and consequential amendments to provisions are added to the SETZ to provide for increased residential density and built development that supports the provision of long-term rental and worker accommodation. To implement the policy, the submitters seek that all development standards are amended so that the construction and use of land and buildings for the purpose of long-term rental or worker accommodation activities are relaxed by:
- (a) not requiring such land uses to conform to any minimum residential density standards;
  - (b) not being classified as non-complying activities; and
  - (c) not being required to provide on-site parking.
- 3.2 Neither submitter provide an evidential basis for the relief sought or any analysis of the potential impact of implementing it. Settlements have infrastructure capacity constraints. No capacity modelling or impact reports have been provided with the submissions. Implementing the relief sought will create an expectation for development that is likely to be unable to be serviced by the constrained infrastructure.
- 3.3 The PDP does not differentiate worker or long-term rental accommodation from other residential accommodation types, rather *residential activities* are broadly defined. In my view differentiating these types of residential occupation would add significant complexity to the provisions and would result in substantial enforcement challenges. If one was to apply the framework sought by the submitters, once a building is established under this policy, the manner of its occupation would need to be monitored, placing a potential

burden on the Council and significant restrictions on the future use of the development. This is not efficient or effective.

- 3.4** In respect of the relief seeking relaxation of on-site parking requirements, my observation is that settlements are in relatively isolated locations that are not served by regular public transport. Settlements do have a compact, walkable form, but have limited local services or amenities. As such, residents will likely be dependent on vehicles to access the services and amenities provided in the larger centres.
- 3.5** The submitters do not provide any analysis of the potential impact of relaxing the on-site parking requirements, nor is it explained why a development for housing workers and renters should be treated differently to a development that could be flexibly used for the full range of *residential activities* as defined by the PDP.
- 3.6** I recommended that the relief sought by CARL and Wayfare be rejected on this basis, as shown in **Appendix 2**.

#### **Low intensity development: Policies 20.2.1.1 & 20.2.2.2**

- 3.7** Streat Developments Limited (3221 & 3222) and Christine & David Benjamin (3223) seek that the SETZ purpose (20.1), objective 20.2.1 and policies 20.2.1.1 and 20.2.2.2 are amended to replace the words “low-intensity” with “low density”. ORC (3342) support the notified version of objective 20.2.1 and policy 20.2.1.1.
- 3.8** I have considered the notified provisions, and consider that the wording sought in the submissions is a more accurate description of the outcomes sought for the SETZ. I consider these amendments to be minor non-policy changes simply to provide a clearer interpretation of meaning, and no further S32AA analysis is required.
- 3.9** On this basis I recommended that the relief sought by Streat Developments (3221 & 3222) and Christine & David Benjamin (3223) is accepted, and the relief sought by ORC (3342) is accepted in part as shown in **Appendix 2**.

**4. TOPIC 2: BUILDINGS AND ACTIVITIES IN COMMERCIAL PRECINCTS AND VISITOR ACCOMMODATION SUB-ZONES (VASZs)**

**Limits on the GFA of retail and office activities in Commercial Precincts (rule 20.5.3)**

- 4.1** Pounamu Holdings 2014 Limited (3307) and Dart River Safaris (3308) oppose rule 20.5.3, which prescribes limits on the gross floor area (**GFA**) of individual retail and office activities located in Commercial Precincts. The submitters seek that the GFA calculation should only apply to the actual GFA directly associated with the retail and office activity, not any associated office (ancillary to retail), storage, reception, waiting areas, staffroom and bathroom facilities.
- 4.2** DM & ME Bryce (3315) support the notified version of rule 20.5.3. NZTA (3229) support policy 20.2.3.2 (which is directly relevant to rule 20.5.3), to ensure that the safe and efficient operation of the transport network is maintained.
- 4.3** Policy 20.2.3.2 and rule 20.5.3 place limits on the GFA of activities in the SETZ Commercial Precincts, which are an overlay on the planning maps. These provisions assist with implementing PDP strategic policy 3.3.3, which seeks to avoid commercial zoning that could undermine the role of Queenstown and Wānaka town centres as the primary focus for the District's economic activity. Additionally, these provisions implement PDP strategic policy 3.3.9, to support the role commercial precincts fulfil in serving local needs and enabling commercial development that is appropriately sized for that purpose.
- 4.4** I am not persuaded that the relief sought is a more appropriate method to achieve the above strategic policies, nor would it assist with achieving the SETZ objective to provide for commercial activities that are at limited scale (objective 20.2.3).
- 4.5** I therefore recommend that the relief sought by Pounamu Holdings 2014 (3307) and Dart River Safaris (3308) be rejected, and the relief

sought by DM & ME Bryce (3315) and NZTA (3229) be accepted, as shown in **Appendix 2**.

#### **Activity status of buildings in Commercial Precincts and visitor accommodation (including buildings) in the VASZ**

- 4.6** Fire and Emergency NZ (**FENZ**) (3288) and Blackthorn Ltd (**Blackthorn**) (3339) seek that rule 20.4.6 is amended to provide for buildings in Commercial Precincts as controlled activities, rather than restricted discretionary (**RDA**) as notified. FENZ seek that the notified matters of discretion are amended to become matters of control. FENZ considers that controlled activity status would provide more certainty, and Blackthorn does not provide reasons for the relief sought.
- 4.7** Additionally, Blackthorn seek that rule 20.4.7 is amended so that visitor accommodation (including buildings) located in the VASZ is a controlled activity, rather than RDA, as notified.
- 4.8** I note that rule 20.6.2<sup>4</sup> states that applications for buildings located within Commercial Precincts shall not be notified.
- 4.9** In my view, RDA status would provide the opportunity for proposals with poor planning outcomes (including poor building design) to be declined. Influencing matters such as building design through consent conditions would in practice be challenging to administer. Furthermore, in my view the broad range of effects that may result from commercial and visitor accommodation activities, and their proximity to low density residential land uses warrant oversight of the matters in rules 20.4.6 and 20.4.7, including the ability for a consent to be declined where acceptable outcomes cannot be achieved through consent conditions. In my view RDA status will more effectively and efficiently achieve objective 20.2.3, and will assist with implementing policies 20.2.3.4 and 20.2.3.8.

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4 This rule is supported in part by Blackthorn (3339).

**4.10** In my view, the non-notification clause (rule 20.6.2) will reduce uncertainty, cost and time delays that may otherwise have resulted due to a notification process<sup>5</sup>.

**4.11** I also note that RDA status is consistent with the activity status of buildings in other PDP zones where commercial and visitor accommodation activities are contemplated, including the Town Centre Zones, the Local Shopping Centre Zone, and the Business Mixed Use Zone<sup>6</sup>.

**4.12** I therefore recommend that the relief sought by FENZ (3288) and Blackthorn (3339) be rejected, as shown in **Appendix 2**.

## **5. TOPIC 3: BULK AND LOCATION OF BUILDINGS**

### **Maximum building heights – fire and emergency services**

**5.1** FENZ (3288) seeks that rule 20.5.12<sup>7</sup>, which prescribes maximum permitted building heights in the SETZ, is amended to enable buildings for emergency services to be 7m high as a permitted activity, rather than 5.5m as notified for the settlements of Glenorchy and Makarora. Breaches to the prescribed height limit require non-complying activity resource consent.

**5.2** FENZ supports rule 20.5.13, which enables buildings located within Commercial Precincts to extend 1.5m above the building heights specified in rule 20.5.12. The effect of this rule is that the maximum permitted height in the Commercial Precincts at Glenorchy and Makarora is 7m.

**5.3** The term ‘Emergency Services’ is not defined in the PDP and the submitter has not requested that a definition is included. In my view the term Emergency Services could also capture a range of activities, however the reasons for the FENZ relief focus solely on fire stations.

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5 Submissions on notified rule 20.6.2 are considered at paragraphs 8.19 to 8.23 below.

6 PDP rules 12.4.6, 13.4.4, 14.4.4, 15.4.3, and 16.4.4.

7 Submission 3307 supports the notified version of this rule.

- 5.4** FENZ explain<sup>8</sup> that fire appliances require a minimum clearance height of 4 metres to enable access and overhead infrastructure such as water for refilling appliances and as a result, fire appliances may not always be able to comply with the 5.5 metre height limit.
- 5.5** In my view it would be inefficient to insert a specific height limit for fire stations. Despite the non-complying activity status imposing a high test for any breach, Makarora and Glenorchy are located amidst sensitive environments, being surrounded by Outstanding Natural Landscapes. Non-complying activity status would not preclude the ability for an application for a fire station (or any new building breaching the prescribed maximum height limits) to be considered on its merits. I note that pursuant to rule 20.5.13, the height limits in the Commercial Precincts provide for 1.5m additional height, and this is supported by FENZ.
- 5.6** Whilst I acknowledge that FENZ seek the strategic location of fire stations, I disagree that this translates to an enabling regime for fire stations throughout the SETZ being appropriate.
- 5.7** In my view the relief sought by FENZ would be less effective or efficient in achieving objectives 20.2.2 and 20.2.3, or implementing policies 20.2.2.3, 20.2.2.4, 20.2.2.6, 20.2.3.6, and 20.2.3.8. Ultimately, in my view the relief sought is less appropriate than the notified rule.
- 5.8** I therefore recommend that the relief sought by FENZ (3288) be rejected, as shown in **Appendix 2**.

#### **Maximum building heights – VASZ**

- 5.9** Blackthorn (3339) submits that rule 20.5.13 (maximum permitted building height in Commercial Precincts) should also apply to buildings within the VASZ.
- 5.10** The submitter states that there is no effects basis for the 1.5m height extension to apply to the Commercial Precinct and not to the VASZ as the purpose, objectives and policies of the SETZ treat both the

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8 Submission 3288, page 7.

Commercial Precinct and VASZ as being vital to residents, visitors and the local economy.

- 5.11** Rule 20.5.13 is a new rule, whereby there is no equivalent rule in the ODP Townships provisions. Contrary to the submitter's comments, the costs and benefits of rule 20.5.13 were considered in the S32.
- 5.12** As outlined in the S32<sup>9</sup> the increased building heights in the Commercial Precincts seek to aid the legibility of the commercial centre of each settlement. In the case of Glenorchy (which is a focus of the Blackthorn submission), this means that having taller buildings in Glenorchy's commercial centre signals the location of the centre, assists with wayfinding, and in my view assists with signalling that the centre is the heart of the community. This would not be achieved if taller buildings were provided for outside the Commercial Precincts. In my view higher buildings in the VASZ would threaten the legibility that the increased permitted building height enabled in the Commercial Precinct seeks to achieve.
- 5.13** In my view these are effects-based reasons for limiting the application of rule 20.5.13 to buildings in the Commercial Precincts.
- 5.14** The policy framework of the SETZ places strong emphasis on limiting the scale of buildings (policies 20.2.2.3, 20.2.2.4, 20.2.3.4, and 20.2.3.6) as a means of achieving the zone's objectives.
- 5.15** In my view an additional policy under objective 20.2.3 could clarify the above-mentioned effects-based matters that rule 20.5.13 is addressing, however this relief is not sought by the submitter, and in my view there isn't scope for this amendment.
- 5.16** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

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9 [Townships S32](#), pages 84 & 89.

## Activity status of breaches to height rules

- 5.17** Blackthorn (3339) seek that the activity status of non-compliance with rules 20.5.12 and 20.5.13 is relaxed from non-complying (as notified) to restricted discretionary<sup>10</sup>. The submitter states that non-complying activity status is not necessary as there will be instances where breaches to the prescribed height rules will be appropriate.
- 5.18** FENZ (3288), Dart River Safaris Ltd (3308) and Pounamu Holdings 2014 Ltd (3307) support the notified version of rule 20.5.13.
- 5.19** A non-complying activity status for breaches to the prescribed height rules is used throughout the PDP<sup>11</sup>. Whilst the treatment of building heights in other PDP chapters do not predetermine the application of building height rules in the SETZ, in my view they do provide context.
- 5.20** The comparative ODP rule<sup>12</sup> has a non-complying activity status for height breaches. On visiting the various settlements, I have observed that settlements have largely maintained a low-scale character, which has been identified as one of the contributing characteristics of the settlements. In my view this illustrates that the ODP approach has been effective.
- 5.21** In my view, and as acknowledged in the policies listed at paragraph 5.14 above, the scale of development, including building heights, is a strong contributor to the low-scale character of the settlements.
- 5.22** I am also not persuaded that discretionary activity status for breaches to rules 20.5.12 and 20.5.13 would effectively implement these policies, or achieve objectives 20.2.1, 20.2.2 and 20.2.3. In my view, non-complying activity status signals that height breaches will only be considered favourably in exceptional cases, in consideration of the degree of departure from the prescribed limit.

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10 This relief is sought by the submitter in conjunction with relief seeking that notified rule 20.6.2 is amended to allow all discretionary activity consents to be processed on a non-notified basis.

11 PDP rules 7.5.1, 7.5.2, 8.5.1, 10.5.1, 11.5.1, 12.5.9, 13.5.8, 13.5.9, 14.5.7, 15.5.7, 6.5.8, and 22.5.8. Exceptions being the High Density Residential Zone rules 9.5.1 & 9.5.2 and the Queenstown Town Centre Zone rule 12.5.8, the discretionary height limits (12m to 20m) in the Business Mixed Use Zone in Queenstown rule 16.5.7, and the Airport Zone rule 17.5.3.

12 ODP rule 9.2.5.2ii, whereby non-compliance is a non-complying activity pursuant to ODP rule 9.2.3.4vii.

**5.23** In conclusion, the relevant policies are effectively and efficiently implemented by rules 20.5.12 and 20.5.13, and these rules are the most appropriate method to achieve the SETZ objectives.

**5.24** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

#### **Calculation of building height controls from ground level/masl**

**5.25** Blackthorn (3339) seeks that building height controls are calculated from the ground floor level stipulated in rule 20.5.19, rather than from natural ground level. The submitter has not provided reasons for this requested relief.

**5.26** Rule 20.5.12 states that the maximum building height for Glenorchy is “...5.5m or 5.5m above 312.8 masl, whichever is highest...”. In my view rule 20.5.12 already achieves the relief sought. The relief sought would be unduly restrictive to sites within the SETZ at Glenorchy that are located above RL 312.8 because it would preclude the ability for sites above 312.8 masl from measuring their building height from ground level.

**5.27** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

#### **Continuous Building Length (20.5.8)**

**5.28** Blackthorn (3339) submits that buildings in the Commercial Precincts and VASZ should be exempt from rule 20.5.8, which prescribes that the length of any building façade above the ground floor level shall not exceed 16m.

**5.29** Blackthorn states that rule 20.5.8 is too restrictive to apply in the Commercial Precinct and VASZ, and that the standard does not take into account the location of the building on the site, for instance its setbacks, and their effect on the dominance of the building.

- 5.30** Non-compliance with rule 20.5.8 requires RDA resource consent, with discretion restricted to *the external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.*
- 5.31** In my view the matters of discretion are discrete and targeted, and enable appropriate site-specific considerations for any proposal to be considered on its merits.
- 5.32** Pursuant to rules 20.4.6 and 20.4.7, buildings within Commercial Precincts and visitor accommodation activities (including associated buildings) within VASZs require RDA consent in any event. A breach of rule 20.5.8 could therefore be included in the assessment of the overall development. It would not make any assessment or consenting process more onerous or more costly.
- 5.33** In my view, rule 20.5.8 provides an appropriate base-line, whereby breaches can be assessed on their particular merits, and is the most appropriate method to assist with implementing policies 20.2.2.4, 20.2.3.4 and 20.2.3.8 and achieving objectives 20.2.2 and 20.2.3.
- 5.34** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

## **6. TOPIC 4: COMMUNITY ACTIVITIES**

### **Education facilities**

- 6.1** The Ministry of Education (**MoE**) (3152) seeks a new policy and provisions enabling “education facilities” throughout the SETZ as a RDA. Specifically, MoE seeks that the following new policy is added to section 20.2:

*“Enable educational facilities to establish throughout the Settlement Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity.”*

- 6.2** MoE also seeks that the national planning standards definitions of *Community Facility* and *Educational Facility* are adopted and included in Chapter 2 – Definitions.
- 6.3** Pursuant to rule 20.4.13, the SETZ provides for community activities (which includes schools) as a discretionary activity.
- 6.4** Turning first to the definitions sought by MoE, I accept that the standard definitions will be required to be incorporated into the PDP, however, the Council has an exemption to the timeframe in which the standards have to be given effect to, and as discussed in the S32<sup>13</sup>, the standard definitions are required to be implemented by QLDC within 8 years (by April 2028). In my view it would be inefficient to introduce the definitions at the present time due to the staging of the plan review.
- 6.5** Due to the staging approach, there would be natural justice issues if the definitions were to apply to zones / land decided on in Stage 1 and 2, as a change in definition could change the regulatory effect of provisions that use the definition. I would therefore expect that the new definition would only apply to Stage 3 land, which does not include the key urban areas that were considered in Stages 1 and 2. It is my understanding that the Council intends incorporating the standard definitions into the PDP as a single package of work, rather than incrementally through the various stages of the review.
- 6.6** The PDP definition of community activity includes the activities sought to be addressed by MoE, and as a consequence the PDP has a clear definitions framework that captures these activities. On this basis I recommend that the relief sought by MoE be rejected, as shown in **Appendix 2**.
- 6.7** Regarding the additional policy and RDA rule sought by MoE, in my view ‘educational facilities’, as defined in the planning standards<sup>14</sup> encompasses a broad range of activities and potential associated effects.

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<sup>13</sup> [Townships S32](#), paragraph 7.27.

<sup>14</sup> “Means land or buildings used for teaching or training by childcare services, schools, tertiary education services, including any ancillary services.”

**6.8** In my view the discretionary activity status pursuant to rule 20.4.13 provides an appropriate consenting pathway that enables a broad range of effects to be considered. The key purpose of the SETZ is to provide predominantly for residential activities, with a more enabling regime for community activities within the Commercial Precincts (whereby rule 20.4.5 provides for community activities located in Commercial Precincts as a controlled activity). Pursuant to rule 20.4.9, community activities that are limited in scale (do not exceed 100m<sup>2</sup> GFA) are provided for throughout the balance of the SETZ as restricted discretionary activities. I consider this framework appropriate, as larger scale community activities (including the activities that fall within the planning standards definition of 'educational facility') could have significant effects on the high levels of residential amenity anticipated in settlements.

**6.9** In my view the notified provisions are the more appropriate method to provide for community activities, whilst achieving the SETZ objectives.

**6.10** I therefore recommend that the relief sought by the Ministry of Education (3152) be rejected, as shown in **Appendix 2**.

### **Emergency service facilities**

**6.11** FENZ (3288) seeks that a new rule is inserted in Table 20.4 that provides for Emergency Service Facilities as a controlled activity.

**6.12** Emergency Service Facilities are not defined (individually) in the PDP Chapter 2 Definitions, rather falling within the PDP definition of Community Activity. Pursuant to rule 20.4.13 Community Activities are discretionary activities. The PDP definition of Community Activity in Chapter 2 is as follows (underlining added):

Community Activity	<p><u>Means the use of land and buildings for the primary purpose of</u> health, welfare, care, <u>safety</u>, education, culture, and/or spiritual wellbeing. Excludes recreational activities. <u>A community activity includes</u> day care facilities, education activities,</p>
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	hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, <u>fire stations</u> , courthouses, probation and detention centres, government and local government offices.
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- 6.13** The National Planning Standards<sup>15</sup> (**Planning Standards**) do not include a definition of Emergency Service Facility, however the standards do include a definition of Community Facility<sup>16</sup> which includes land and buildings used by members of the public for *safety*. Whilst the Planning Standards allow for district plans to include sub-categories within definitions, in my view it is noteworthy that the definition standard captures a broad range of activities and as such has similarities with the PDP definition of Community Activity.
- 6.14** FENZ do not seek a definition of Emergency Service Facility in their submission, nor do they seek amendments to the afore-mentioned PDP Chapter 2 definition of Community Activity.
- 6.15** FENZ submit that discretionary activity status is overly restrictive and inappropriate for fire stations and fails to directly contemplate the locational needs or benefits derived from emergency service facilities or activities. FENZ also outline the community benefits of fire stations and associated emergency response services.
- 6.16** I note that, while the submission and reasons for the relief focus on fire stations, the term Emergency Service Facilities could be interpreted to apply to other activities, including Search & Rescue (LandSAR), Ambulance depots, Hospital A&E departments etc. However, the FENZ submission focusses on fire stations.
- 6.17** The SETZ is primarily focussed on providing for low intensity residential development, with Commercial Activities, Commercial Recreation Activities and Community Activities provided for as controlled

<sup>15</sup> Ministry for the Environment. November 2019 National Planning Standards.

<https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf>

<sup>16</sup> Ibid, Definitions Standard, page 56: *Community Facility means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.*

activities<sup>17</sup> within the Commercial Precincts identified on Planning Maps. Outside of the Commercial Precincts, the SETZ provides for residential activities, and provides a consenting pathway for appropriate non-residential activities. In the case of Community Activities, this pathway is provided via rule 20.4.13. This framework serves to encourage Community Activities to establish within the Commercial Precincts, but anticipates that they could occur outside the Precincts, subject to assessment via resource consent.

- 6.18** Whilst I acknowledge that FENZ seek the strategic location of fire stations, I disagree that this translates to an enabling regime for fire stations throughout the SETZ being appropriate. This is consistent with my view at paragraphs 5.1 to 5.18 above, regarding the relief sought for additional building height for fire stations.
- 6.19** I do not agree with FENZ' view<sup>18</sup> that the actual and potential effects of fire stations are minor and can be adequately predicted. In my view, in the context of fire stations locating in residential areas, it is appropriate that a determination of effects be considered on a case-by-case basis.
- 6.20** Community Activities are provided for as discretionary activities in the PDP's main residential zones<sup>19</sup>, therefore the rule provides a consistent approach to the consenting pathway for fire stations in residential areas throughout the District.
- 6.21** In my view, rule 20.4.3 is a more appropriate method to achieve objective 20.2.3, as it more effectively implements policies 20.2.3.6 and 20.2.3.8. Rule 20.4.3 also provides a more appropriate method to achieve objective 20.2.2 by enabling a broad range of matters relating to the effects of fire stations to be considered through the resource consent process, which will ensure that high quality residential amenity values and residential character are maintained.
- 6.22** I therefore recommend that the relief sought by FENZ (3288) be rejected, as shown in **Appendix 2**.

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17 As also discussed at paragraphs 5.1 to 5.8 above

18 Submission 3288; page 7.

19 PDP rules 7.4.10, 8.4.13 and 9.4.8.

**7. TOPIC 5: REGIONALLY SIGNIFICANT INFRASTRUCTURE**

**7.1** Aurora Energy Limited (3153) seek amendments to the SETZ regarding Regionally Significant Infrastructure (**RSI**), which is defined in PDP Chapter 2.

**7.2** The decisions version, as modified through appeals / mediation and Stage 3 amendments to the definition of RSI are:

**Decisions Version PDP definition of RSI**

<b>Regionally Significant Infrastructure</b>	<p>Means:</p> <ul style="list-style-type: none"> <li>a. renewable electricity generation activities undertaken by an electricity operator; and</li> <li>b. the national grid; and</li> <li>c. telecommunication and radio communication facilities; and</li> <li>d. state highways; and</li> <li>e. Queenstown and Wanaka airports and associated navigation infrastructure.</li> </ul>
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**Definition of RSI as agreed by parties in Environment Court Mediation (Topics 1 and 2 – Regionally Significant Infrastructure)**

<b>Regionally Significant Infrastructure</b>	<p>Means:</p> <ul style="list-style-type: none"> <li>a. Renewable electricity generation activities undertaken by an electricity operator; and</li> <li>b. The national grid; and</li> <li>c. <u>electricity sub-transmission infrastructure; and</u></li> <li>d. <u>significant electricity distribution infrastructure as shown on the District Plan Maps; and</u></li> <li>e. Telecommunication and radio communication facilities; and</li> <li>f. State highways; and</li> <li>g. Queenstown and Wanaka airports and associated navigation infrastructure.</li> </ul>
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**Stage 3 Variation to definition of RSI and new definition of Municipal Infrastructure:**

<b>Regionally Significant Infrastructure</b>	<p><i>Means:</i></p> <p>a. <i>[existing text not subject to this variation]</i></p> <p>...</p> <p>g. ...; <u>and</u></p> <p>h. <u>municipal infrastructure.</u></p>
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**7.3** Aurora provides a summary of its submissions made in Stages 1 & 2 of the plan review<sup>20</sup>, and states that the relief sought in their Stage 3 submission aligns with amendments agreed in the consent order document that has been lodged with the Environment Court in September 2019 as a result of Topic 17 Energy and Utilities mediation. I also note that agreements arising from Environment Court mediation held in October 2018 in relation to Chapters 3<sup>21</sup> (Strategic Direction) and Chapter 6<sup>22</sup> (Landscapes and Rural Character) have a bearing on Aurora’s Stage 3 submission.

**7.4** Aurora seek 6 points of relief, which I address in turn below.

**7.5** Aurora<sup>23</sup> seeks that policy 20.2.2.6 is amended to recognise the functional needs of Regionally Significant Infrastructure (**RSI**) and specifically to acknowledge that due to electricity distribution lines often being above-ground, avoidance of adverse effects on amenity is not always practicable. Specifically, Aurora seeks that policy 20.2.2.6 is either deleted, or amended as follows (amendment underlined):

*Avoid activities that are not consistent with established amenity values or cause inappropriate adverse environmental effects, or in the case of Regionally Significant Infrastructure, if avoidance is not practicable because of the functional needs of infrastructure then remedy or mitigate.*

**7.6** Aurora states that the cost of undergrounding infrastructure is significant and is not always practicable to install, and that the

20 Submission 3153, pages 7 & 8.  
 21 Topic 1 Sub-topic 4 Regionally Significant Infrastructure.  
 22 Topic 2 Sub-topic 11 Regionally Significant Infrastructure.  
 23 Ibid, page 14.

amendments sought to policy 20.2.2.6 will provide recognition of the functional needs of this infrastructure.

- 7.7** In my view deletion of the policy would have broader implications for the SETZ rather than addressing the matters targeted in the Aurora submission, as inappropriate adverse effects can result from a broad range of activities. Aurora provides no assessment of the wider implications of deleting the policy, and on this basis I recommend that the policy be retained.
- 7.8** I do, however concur with Aurora’s view that the notified policy would be problematic for overhead lines which are present in the Settlements, however the term RSI captures a broader category of infrastructure than just overhead lines. In my view, the amendments sought by Aurora would extend beyond the targeted matters the submission is seeking to address. Additionally, PDP Chapter 30 (Energy and Utilities) provides a framework for the provision of utilities, and adverse effects on the environment of utilities, including RSI.
- 7.9** If Aurora is able to provide a more targeted amendment to policy 20.2.2.6 that addresses the specific concerns in the submission, then I will consider a revised wording, however on the basis of the above I am unable to support the specific relief sought. I therefore recommend that the submission be rejected, as shown in **Appendix 2**.
- 7.10** Aurora<sup>24</sup> also seeks to include “electricity supply” as a matter of discretion where buildings require resource consent. In Aurora’s view electricity supply is critically important to buildings and is a relevant consideration at the point of resource consent.
- 7.11** Pursuant to PDP rule 27.7.15.4, electricity reticulation is required to be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves). In my view the PDP therefore already has an appropriate mechanism for electricity supply to be considered, and I am not aware of any other instance where electricity supply is a matter of discretion for land-use consent in the PDP. In my

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24 Ibid, page 14.

view the relief sought would result in an inconsistent approach in the PDP.

**7.12** On this basis I recommend that the relief sought by Aurora be rejected, as shown in **Appendix 2**.

**7.13** Aurora also seeks that rule 20.4.6 is amended to include the following additional matter of discretion:

[...]

*g) Where Electricity Sub-Transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that infrastructure.*

**7.14** In conjunction with the above relief, Aurora seeks<sup>25</sup> that rule 20.6.2 is amended to insert a new rule that requires the Council to consider Aurora Energy Limited as an affected person when matter of discretion (g) (above) is applied.

**7.15** Aurora states that this relief largely mirrors relief agreed to in mediation on PDP Stage 1 Topic 17 for inclusion in all zone chapters in PDP Stage 1 and 2, and inclusion of the relief will provide a consistent approach across the PDP.

**7.16** In addition to the relief described above, Aurora seek<sup>26</sup> that a new rule is inserted in Table 20.5 requiring that buildings shall be set back from Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure shown on the Plan maps to avoid any adverse effects on that infrastructure. No set back distance is specified in the relief. However, a non-compliance activity status of non-complying is sought.

**7.17** I have reviewed the consolidated decisions maps, which include the mapping annotation referred to by Aurora, and note that the “Aurora Distribution Lines” mapping annotation is shown land within or

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25 *ibid*, page 15.

26 *ibid*, pages 14 & 15.

adjoining the SETZ on Maps 16<sup>27</sup> (Makarora), 11<sup>28</sup> (Luggate), and 25b<sup>29</sup> (Glenorchy). The relief sought is therefore relevant to the SETZ and in my view is 'on' Stage 3.

**7.18** Aurora states that the relief sought recognises the functional needs of infrastructure and the potential incompatibility of buildings in proximity to infrastructure.

**7.19** In my view, the key issue sought to be addressed by Aurora is the reverse sensitivity effects resulting from the *proximity* of development in the SETZ to Electricity Sub-Transmission Infrastructure and Significant Electricity Distribution Infrastructure. Rule 20.5.7 prescribes a minimum road boundary setback of 4.5m, 8m from the State Highway at Makarora, and 3m at Cardrona. Breaches to rule 20.5.7 require discretionary activity consent. In my view, the discretionary activity status for breaches to rule 20.5.7 will provide the opportunity for a range of effects of the road setback breach, including effects on Electricity Sub-Transmission Infrastructure and Significant Electricity Distribution Infrastructure to be considered. In my view the relief sought would be inefficient as it would result in additional complexity to the provisions.

**7.20** I consider that notified rule 20.5.7 appropriately addresses the issues raised by Aurora. Additionally, rule 20.6.2 (which I recommend is retained as notified<sup>30</sup>) would not preclude the ability for Aurora to be considered as an affected party pursuant to s95E of the Act.

**7.21** I recommend that the relief sought by Aurora be rejected on this basis, as shown in **Appendix 2**.

**7.22** Aurora also seeks<sup>31</sup> that a new advice note is inserted into the SETZ drawing attention to the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Aurora states that NZECP34:2001 prescribes minimum safe distances between electrical

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27 <https://www.qldc.govt.nz/media/vu1hu3sy/pdp-decisions-map-16-makarora-makarora-township-and-makarora-west.pdf>

28 <https://www.qldc.govt.nz/media/a1ed1ed1/pdp-decisions-map-11-mt-pisa-luggate-inset.pdf>

29 <https://www.qldc.govt.nz/media/pzsbfm3x/pdp-decisions-map-25-glenorchy-kinloch-and-south-of-blanket-bay.pdf>

30 Discussed at paragraphs 8.19 – 8.23 of this report.

31 Submission 3153, page 15.

distribution infrastructure with the goal of maintaining public health and safety and the resilience of the infrastructure. Aurora also states that the same advice note is agreed to be included in the PDP Chapters 7, 8, 9, 11, 12, 21, 22, 24, 25, 38 and 43 in the consent order document for Topic 17 Energy and Utilities mediation.

**7.23** In my view the advice note draws attention to the matter of reverse sensitivity effects and compliance with NZCEP34:2001. I consider that the advice note draws the Plan user to Chapter 30, where the compatibility effects of buildings within the setback and the Electricity Sub-Transmission Infrastructure and Significant Electricity Distribution Infrastructure as shown on planning maps can be engaged. I support inclusion of the advice note in part 20.3.3 of the SETZ.

**7.24** I therefore recommend that this part of the relief sought by Aurora be accepted, as shown in **Appendix 2**, and as shown in the recommended provisions attached as **Appendix 1**.

## **8. TOPIC 6: MISCELLANEOUS SUBMISSION POINTS**

### **Natural hazards**

**8.1** The Otago Regional Council (**ORC**) (3342) support rule 20.5.19, however state the Council should "...consider including additional natural hazard layers and appropriate building controls based on the information included within the ORC Natural Hazard Database".

**8.2** No further information regarding any specific natural hazard layers has been provided by the submitter and I have insufficient detail to recommend accepting the relief sought by ORC.

**8.3** I note that other PDP zones have not included additional natural hazard mapping, nor was it undertaken as part of Stage 1 when Chapter 28 – Natural Hazards was heard. In my view the relief sought by ORC would raise a consistency issue across the PDP. I also understand that the issue was subject to an appeal point by Real Journeys in Stage 1, and ORC are a party to the joint memorandum and draft consent order whether it is agreed that mapping natural hazard risk in the PDP is not

appropriate, and other changes were agreed to policy in Chapter 28 of the PDP. In addition, Council's position on this is set out in the 'Natural Hazard Identification' Section of Chapter 28 of the PDP (Stage 1):

## 28.2 Natural Hazard Identification

Natural Hazards that exist in the District include:

- Flooding and inundation
- Erosion and deposition (including landslip and rockfall)
- Land instability
- Earthquakes and liquefaction
- Avalanche
- Alluvion<sup>2</sup>, avulsion<sup>3</sup>
- Subsidence
- Tsunami / seiche<sup>4</sup>
- Fire

The District is located in an inland mountainous environment and as such can also be exposed to climatic extremes in terms of temperature, rain and heavy snowfall. This is likely to increase as a result of climate change.

Council holds information in a natural hazards database which has been accumulated over a long period of time by both the Council and the Otago Regional Council. The database is continually being updated and refined as new information is gathered. Given the ongoing updates occurring, with the exception of flooding information, which has historically been mapped, Council has decided not to map natural hazards as part of the District Plan. This decision has been made due to the fact the maps may quickly become out of date as new information becomes available. Council will rely upon the hazards database in the consideration of resource consents and building consents.

The database is readily available to the public through the Council website and at Council Offices.

Additional to the Resource Management Act, Council has obligations to address hazards under other legislation such as the Building Act 2004, the Civil Defence and Emergency Management Act 2002 and the Local Government Act 2002. In particular the provisions of the Building Act provide Council with the ability to refuse to issue a building consent in certain circumstances where a property is subject to natural hazards. As such, Council uses the provisions in the District Plan as just one tool to address natural hazard risk.

**8.4** I therefore recommend that the relief sought by ORC (3342) be rejected, as shown in **Appendix 2**.

### **Flood risk (20.5.19)**

**8.5** Blackthorn (3339) seeks that some parts of buildings should be exempt from rule 20.5.19, which requires that buildings with a GFA greater than 20m<sup>2</sup> shall have a ground floor level not less than RL 312.8 metres above sea level (masl) at Kinloch, Glenorchy and Kingston. Blackthorn seeks that non-habitable void/foundation areas should be exempt from

this standard, in conjunction with seeking that the non-compliance status is discretionary, rather than non-complying as notified.

- 8.6** As outlined at paragraph 8.1, above, the ORC (3342) support rule 20.5.19 as notified.
- 8.7** Blackthorn also states that the non-compliance status (non-complying) is too restrictive. No other reasons or explanation are provided and I recommend that this element of the Blackthorn (3339) submission is rejected on this basis, as shown in **Appendix 2**.
- 8.8** Regarding the exemption sought to 20.5.19, I note that this rule has been rolled over from the ODP<sup>32</sup> as such it is an existing requirement.
- 8.9** As discussed in the S32<sup>33</sup>, rule 20.5.19 implements the joint QLDC/ORC flooding strategy *Learning to Live with the River: A Flood Risk Management Strategy for the Communities of Lakes Wakatipu and Wānaka (2006)*<sup>34</sup> (**Strategy**).
- 8.10** The Strategy provides a comprehensive overview of the flood hazard present from flooding of lakes Wakatipu and Wānaka, and methods to manage and mitigate flood risk to acceptable levels, rather than advocating a strict avoidance approach. Rule 20.5.19 is one method of a suite of both regulatory and non-regulatory methods to implement the Strategy, by anticipating development in the flood zone, so long as the development is raised above the identified flood level.
- 8.11** The notified approach is consistent with that for the Queenstown and Wānaka Town Centres, which has resulted in a continuation of the ODP approach, consistent with the Strategy.
- 8.12** I am not persuaded that the exemptions sought by Blackthorn would effectively implement the Strategy. I consider that it is appropriate that any breaches to rule 20.5.19 should be considered on a case-by-case basis on their merits through the resource consent process.

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32 ODP rule 9.2.5.11x.

33 [Townships S32](#), page 98.

34 <https://www.orc.govt.nz/media/2970/queenstown-lakes-flood-management-strategy-with-appendix-c-maps.pdf>

- 8.13** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

#### **Heavy vehicle storage (20.5.10)**

- 8.14** Specifically, Christine & David Benjamin (3223)<sup>35</sup> seek that an exemption is added to rule 20.5.10 that would exempt the rule from applying in Commercial Precincts and VASZs. Dart River Safaris (3308)<sup>36</sup> seek that rule 20.5.10 is rejected and is replaced with ODP rule 9.2.5.2(iv) which states the following:

*No more than one heavy vehicle shall be stored or parked overnight on any site for any activity except within Commercial Precincts and Visitor Accommodation Sub-Zones. The standard applies to residential and non-residential activities cumulatively  
[.]*

- 8.15** Dart River Safaris state that Commercial Activities currently operating within the Commercial Precincts rely on transporting visitors to and from the site, and at various times multiple heavy vehicles may be stored onsite overnight. Heavy vehicles are a component of the tourism activities that are provided for in the Commercial Precincts.
- 8.16** Turning to the policy framework for the SETZ, objective 20.2.3 specifically seeks to achieve provision for limited scale commercial activities within the Commercial Precincts that provide for visitor convenience and support the local economy. In my view the relief sought would contribute to achieving this objective, whilst providing greater flexibility, in particular for tourism operators.
- 8.17** Rule 20.4.5 requires controlled activity consent for Commercial Activities, Commercial Recreation Activities and Community Activities located on Commercial Precincts, and includes a matter of control for *parking, access and traffic generation*. Rule 20.4.7 also requires restricted discretionary activity consent for visitor accommodation

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35 Submission 3223, page 7.

36 Submission 3308, page 4.

activities located in Commercial Precincts, and the matters of discretion include *parking, access and traffic generation*. In my view, these matters of control and discretion will provide a means to achieve good planning outcomes for activities that require heavy vehicles, and can work in tandem with the relief sought. I note that the NZTA (3229)<sup>37</sup> supports the notified version of these rules.

- 8.18** I recommend that the relief sought by Dart River Safaris (3308) and Christine & David Benjamin (3223) be accepted, and the relief sought by NZTA (3229) be accepted in part, and subsequently recommend that rule 20.5.10 is amended to add the words “...*except within Commercial Precincts and Visitor Accommodation Sub-Zones. The standard applies to residential and non-residential activities cumulatively*”, as shown in **Appendix 2** and the recommended chapter in **Appendix 1**.

#### **Non-notification (rule 20.6.2)**

- 8.19** Sustainable Glenorchy (3142) seeks that rule 20.6.2 is deleted because the rule would preclude the ability for consents to be notified. No other reasons are provided by the submitter.
- 8.20** Blackthorn (3339) seeks that rule 20.6.2 is amended to provide for resource consents for discretionary activities to be non-notified. The submitter states that this approach will “...*enable development of the activities anticipated and encouraged in [the] Commercial Precinct and VASZ so that they can meet the day-to-day needs of visitors to the specific settlement and support the local economy in accordance with the purpose of Chapter 20.*”<sup>38</sup>
- 8.21** I note that, whilst the reasons given by the submitter focus on activities in the Commercial Precincts and VASZ, the relief sought would extend to land beyond these overlays, as there are numerous discretionary activity rules<sup>39</sup> that apply throughout the SETZ.

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37 Submission 3229, pages 3 & 4.

38 Submission 3339, paragraph 23.

39 Rules 20.4.11, 20.4.12, 20.4.13, 20.5.1, 20.5.2, 20.5.4, 20.5.5, 20.5.6, 20.5.7, 20.5.9 & 20.5.14.

- 8.22** Whilst discretionary activities can be anticipated, they have a wide range of effects. Subject to the tests in s95 of the RMA in my view it is appropriate that a notification determination should be made on a case-by-case basis, given the wide range of effects that could eventuate from discretionary activities.
- 8.23** I therefore recommend that the relief sought by Blackthorn (3339) and Sustainable Glenorchy (3142) be rejected, as shown in **Appendix 2**.

### **Setback from waterbodies (rule 20.5.15)**

- 8.24** A large number of pro-forma submissions<sup>40</sup> (**Proforma**), including a submission from the Kingston Community Association (3106), seek that rule 20.5.15 is amended to prescribe a 1m setback from waterbodies, rather than the 7m setback as notified. No reasons are provided in the Proforma submissions.
- 8.25** DM & ME Bryce (**Bryce**) (3315) seek that rule 20.5.15 is amended so that the minimum setback is 4.5m<sup>41</sup>. Bryce submits that the rule should be amended because their property in Kingston contains wet areas, which may be considered a wetland, and ephemeral streams, the 7m setback is too restrictive, and a 4.5m setback would provide enough separation to keep the area as natural as possible and not adversely affect the wetland and streams. Bryce submits that a 4.5m setback would also provide an opportunity for ecosystem enhancement, such as riparian management.
- 8.26** Daniel Batchellor (3059) supports the notified version of rule 20.5.15.
- 8.27** Rule 20.5.15 provides for breaches to the 7m setback as a restricted discretionary activity. In my view, this provides a clear consenting pathway for breaches to the setback to be considered on their merits, against a discrete set of matters. I am not persuaded that a lesser setback would enable appropriate consideration of the matters specified in the rule.

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40 Including 3019, 3033, 3040, 3053, 3066, 3077, 3081 to 3126 (incl), 3139, 3141, 3155 to 3160 (incl), 3250, 3252, 3308 & 3389.

41 Submission 3315, paragraph 16.

**8.28** I therefore recommend that the relief sought by the Proforma submissions and Bryce (3315) be rejected and the relief sought by Daniel Batchellor (3059) be accepted, as shown in **Appendix 2**.

## **Chapter 25 – Earthworks**

**8.29** Christine and David Benjamin (3223), Streat Developments Ltd (3222 and 3221) seek that rule 25.5.3 is amended to clarify that the maximum total volume applies to a site, not to the Settlement Zone.

**8.30** In my view, it is implicit that rule 25.5.3 applies on a 'per site' basis, and amending the rule for the SETZ (within the scope of Stage 3 and the relief sought) would result in confusion.

**8.31** I therefore recommend that the relief sought by Christine and David Benjamin (3223), Streat Developments Ltd (3222 and 3221) be rejected, as shown in **Appendix 2**.

### **General submission points in support or opposition**

**8.32** Where a submission is in support of a provision and no other submissions have been received on that provision I have not listed the submission point, as no relief is sought. I recommend that these submission points are accepted, as shown in **Appendix 2**.

**8.33** Quartz (3328) seek that the PDP definition of visitor accommodation is retained.

**8.34** The NZTA (3229)<sup>42</sup> supports the following notified provisions and seek that they be retained:

- (a) Policy 20.2.1.2
- (b) Policy 20.2.3.2
- (c) Policy 20.2.3.3
- (d) Policy 20.2.3.6
- (e) Policy 20.2.3.9
- (f) Policy 20.2.3.10

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42 Submission 3229, pages 3 & 4.

- (g) Rule 20.4.5
- (h) Rule 20.4.7
- (i) Rule 20.4.9
- (j) Rule 20.4.10
- (k) Rule 20.5.11

**8.35** Blackthorn Ltd (3339) support the following notified provisions:

- (a) 20.5.14

**8.36** ORC (3342) supports the following notified provisions and seek that they be retained:

- (a) Objective 20.2.1 and policies 20.2.1.1 to 20.2.1.3
- (b) Objective 20.2.2 and policies 20.2.2.1 to 20.2.2.6
- (c) Objective 20.2.3

**8.37** Public Health South (3109) supports the Settlement Zone generally, however submits that appropriate three waters infrastructure should be put in place prior to the future development of settlements. In my view this matter is relevant to the annual plan and long term plan processes, rather than a matter to be addressed by the district plan. I also note that pursuant to policies 20.2.1.3 and 20.2.2.2, advice note 20.3.3.1, and rule 20.4.8, onsite wastewater treatment and disposal is considered acceptable in the SETZ. I recommend the relief sought is rejected on this basis, as shown in **Appendix 2**.

**8.38** Streat Developments (3222 and 3221) seeks that notified rules 27.7.11 and 27.6.1 are retained.

## **9. TOPIC 7: RELIEF SOUGHT SPECIFIC TO HĀWEA**

### **Density**

**9.1** HCA (3287) generally supports the rezoning of Hāwea from ODP Townships Zone to LDSRZ<sup>43</sup> in the PDP, however seeks that the

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43 Debra Murray (3387) also supports the LDSRZ at Hāwea, including the 450m2 density, with flexibility for subdivision to 300m2, as notified.

300m<sup>2</sup> residential density (PDP rule 7.4.8) should not apply to the LDSRZ at Hāwea. HCA submits that it would result in the complete loss of any sense of open vista and the community believes it is important to retain a good mix of 800m<sup>2</sup> lots<sup>44</sup>.

- 9.2** PDP Rule 7.4.8 is an activity rule which prescribes that in instances where the density of development is proposed to exceed one residential unit per 450m<sup>2</sup>, but does not exceed one unit per 300m<sup>2</sup> net area, a restricted discretionary activity resource consent is required.
- 9.3** The matters of discretion in PDP rule 7.4.8 are numerous, and include consideration of building dominance and privacy for occupants and neighbouring sites.
- 9.4** In my view the concerns raised by the HCA are able to be addressed through the RDA consent pursuant to rule 7.4.8. As discussed in the S32<sup>45</sup>, the LDSRZ will result in a range of densities due to development predominantly being provided through infill at Hāwea.
- 9.5** The PDP strategic policies acknowledge that a mixture of housing densities is desirable within UGBs (PDP policy 4.2.2.2). In my view, providing for 300m<sup>2</sup> net area sites as a restricted discretionary activity will assist with implementing this policy at Hāwea.
- 9.6** I therefore recommend that the relief sought by the HCA (3287) in relation to rule 7.4.8 be rejected, as shown in **Appendix 2**.

### **Re-instatement of ODP Hāwea provisions**

- 9.7** The HCA (3287) seek that several ODP Townships Zone provisions are incorporated into the PDP LDSRZ. The HCA states that the inclusion of the ODP rules will ensure the retention of Hāwea's sense of identity and community<sup>46</sup>. The rules outlined in the HCA submission<sup>47</sup> include limits on boundary planting height, on-site heavy vehicle storage, and the boarding and keeping of animals. In my view

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44 Submission 3287, page 6.  
45 [Townships S32](#), paragraph 9.37.  
46 Submission 3287, page 9.  
47 Submission 3287, pages 9 & 10.

including these rules in the LDSRZ for Hāwea would not achieve the goal of retaining Hāwea's sense of identity and community. Whilst the LDSRZ is a zone that applies to many locations throughout the District, in my view it will also result in the existing high levels of residential amenity enjoyed by the Hāwea community.

**9.8** Regarding the specific ODP rules the HCA seeks to be included in the LDSRZ, I make the following comments:

- (a) ODP rule 9.2.3.5 in my view is no longer necessary, as PDP Chapter 34 (Wilding Exotic Trees) prohibits the planting of specified invasive exotic tree species on a District-wide basis, including in the LDSRZ;
- (b) ODP rule 9.2.5.1xi, which limits boundary planting to 1.9m, in my view is neither effective nor efficient as it sets up an expectation that views will be maintained, however plantings that are more than 2m from a boundary are able to be any height, which may have greater impacts on views. Additionally, effective enforcement and monitoring of the ODP rule would be burdensome to Council;
- (c) ODP rules 9.2.5.2iv and 9.2.5.2v in my view have little relevance to maintaining Hāwea's uniqueness or character; and
- (d) ODP rule 9.2.5.2vi is not consistent with the structure of the PDP, whereby the PDP lists residential noise standards in the District-wide Noise chapter (Chapter 36), rather than the individual zone chapters.

**9.9** On this basis I recommend that the relief sought by HCA (3287) be rejected, as shown in **Appendix 2**.

### **Cultural Heritage Policy**

**9.10** Robert White on behalf of Marovid Trust (3233) seeks that a policy is adopted for Hāwea that is similar to PDP policies 12.2.2.7 and 13.2.2.4 of the Queenstown and Wānaka Town Centre Zones, as follows:

*Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public space, where appropriate in the Hāwea Township Zone*

- 9.11** I note that Mr White has submitted in support of up-zoning of Hāwea to LDSRZ. This specific submission is considered in Ms Devlin's s42A report<sup>48</sup> because it relates to mapping, however it is relevant, as Mr White is requesting a policy that applies to a zone which is not sought for Hāwea. Assuming that Mr White means to apply the policy to the LDSRZ at Hāwea, I note that the LDSRZ is a generic residential zone that is designed to apply to multiple locations throughout the District, and any location-specific provisions must be carefully considered.
- 9.12** The PDP policies Mr White has referenced are taken from the PDP Town Centre zones. These zones have a strong emphasis on urban design, including strong encouragement of integration of development with the public realm. The LDSRZ, however, has little emphasis on integration with the public realm. The Residential Design Guideline (which was also notified in Stage 3) provides examples of building design to achieve the design outcomes sought for the LDSRZ, and does not place emphasis on integration with public spaces.
- 9.13** I also note that public reserve land is generally zoned Open Space and Recreation Zone, and I would question what (if any) tangible outcomes would result if the policy was accepted.
- 9.14** I therefore recommend that the relief sought by Marovid Trust (3233) be rejected, as shown in **Appendix 2**.

### **Aaron & Sally Ford (3261); Streat Developments Limited (3221)**

- 9.1** Aaron & Sally Ford (3261) and Streat Developments Limited (3221) seek a number of amendments to provisions in conjunction with a rezoning request. Ms Devlin has recommended<sup>49</sup> that the rezoning

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48 Section 42A Report of Rosalind Mary Devlin, Settlement and Lower Density Suburban Residential Zones – Mapping, 18 March 2020, Section 28.

49 Section 42A Report of Rosalind Mary Devlin, Settlement and Lower Density Suburban Residential Zones – Mapping, 18 March 2020, Section 25.

request is rejected, and I have not considered the relief sought in conjunction with the rezoning further.

- 9.2** Consistent with Ms Devlin's recommendations on the rezoning, I therefore recommend that the relief sought by Aaron & Sally Ford (3261) and Streat Developments Limited (3221) be rejected, as shown in **Appendix 2**.

### **Quartz Commercial Group Ltd (3328) (Quartz)**

- 9.3** The Quartz submission (3328) relates specifically to a site at the western end of Capell Ave, Hāwea, described as Lot 1 DP 27336. The site is within the Hāwea UGB and is zoned LDSRZ and VASZ in Stage 3. In conjunction with the relief addressed below, the submitter also seeks to extend the VASZ across the entire submission site. This part of the submission is addressed in Ms Devlin's S42A Report<sup>50</sup>.
- 9.4** Quartz supports the zoning of the site LDSRZ, however seeks numerous changes to the LDSRZ provisions specifically in respect of this site. Quartz states that many of the LDSRZ provisions are not appropriate for the site, given its characteristics and the existing consented visitor accommodation activities on the property and the adjoining site in the form of a hotel<sup>51</sup>. The site is adjacent to the existing Hāwea Hotel and is currently a campervan park.
- 9.5** The changes sought by Quartz seek that nine rules<sup>52</sup> are amended to incorporate specific provisions for this site that are less restrictive than those in the PDP LDSRZ.
- 9.6** Additionally, Quartz seeks that rule 29.8 is amended so that minimum car parking requirements for visitor accommodation within the VASZ is provided for within 29.8.10 for unit type visitor accommodation and rule 29.8.15 for guest room type accommodation. No reasons are provided for the relief sought.

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50 Section 42A Report of Rosalind Mary Devlin, Settlement and Lower Density Suburban Residential Zones – Mapping, 18 March 2020, Section 24.

51 Submission 3328, paragraph 7.

52 Amendments that are sought specifically for this site are sought to the following rules: 7.4.6, 7.5.5, 7.5.1, 7.5.2, 7.5.6, 7.5.7, 7.5.9, 7.5.10, 29.8, and a new rule in Chapter 7 that provides for licensed premises as a controlled activity on this site. The submitter also opposes the following LDSRZ rules: 7.4.7, 7.4.12.

- 9.7** The significant number of site-specific provisions sought would in my view be akin to that of a sub-zone. Quartz does not specifically seek any new policy or changes to existing policy supporting the amendments to the PDP LDSRZ or explain why this site has distinguishing characteristics compared to the balance of the PDP LDSRZ.
- 9.8** I have visited the site, and in my view, the site does not have distinguishing characteristics that would warrant a bespoke suite of provisions. In my view, it would be inefficient to tailor the LDSRZ provisions to the site in the manner sought by the submitter. The LDSRZ provides a consenting pathway for further development of the hotel and ancillary activities.
- 9.9** Additionally, the submission is not supported by any planning evidence.
- 9.10** I therefore recommend that the Quartz (3328) submission points that support the LDSRZ zoning and the VASZ on the submission site are accepted, and the remainder of the Quartz relief be rejected, as shown in **Appendix 2**.

**10. TOPIC 8: RELIEF SOUGHT SPECIFIC TO GLENORCHY**

**Minimum Boundary Setbacks**

- 10.1** Blackthorn Ltd (3339) seeks that rule 20.5.7 (minimum boundary setbacks) is amended to provide an exemption for buildings located on Mull Street and Islay Street in Glenorchy. The submitter states that better outcomes will be achieved by permitting buildings within the Commercial Precinct and the VASZ to be located in the frontages.
- 10.2** As shown in Figure 1, below these streets are centrally located in Glenorchy village.



Figure 1: Snip of PDP Stage 3 map notified 19/09/2019 showing Mull and Islay Streets. Snip taken 11/03/2020.

**10.3** I have observed that these roads are currently relatively wide and open, this in my view contributes to the low-key character of development in central Glenorchy. Breaches to rule 20.5.7 require discretionary activity consent, in my view this provides an appropriate consenting pathway for any breach to be considered on its merits.

**10.4** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

#### **Gable Roof Form and Pitch**

**10.5** Blackthorn (3339) seeks that rule 20.5.9 (gable roof form in Glenorchy) is amended to remove the specified 25-degree pitch. Whilst Blackthorn does not oppose the concept of gable roof forms, or the requirement generally, they submit that the 25-degree pitch is unreasonable and may result in unusual design outcomes not suited to particular sites. Blackthorn states that, whilst the 25-degree pitch may suit a single-storey dwelling, it may not fit the design intent of visitor accommodation in the VASZ.

- 10.6** Blackthorn states that the encouragement of gable roof forms in Policy 20.2.2.4 and the amended standard would be sufficient to ensure that the characteristics of Glenorchy are maintained.
- 10.7** I note that rule 20.5.9 prescribes a *minimum* pitch of 25 degrees from the horizontal, and it appears that Blackthorn has misinterpreted the notified rule.
- 10.8** In my view rule 20.5.9 provides plenty of scope for diverse roof forms for a range building styles, including multi-level buildings for a range of end-uses. Furthermore, the rule provides a clear, measurable and enforceable base-line that distinguishes gable roof forms from other roof forms, including flat roofs.
- 10.9** In my view rule 20.5.9 is the most appropriate method to implement policy 20.2.2.4 and achieve objective 20.2.2.
- 10.10** I therefore recommend that the relief sought by Blackthorn (3339) be rejected, as shown in **Appendix 2**.

### **Christine & David Benjamin (3223)**

- 10.11** Christine & David Benjamin seek a number of amendments to provisions in conjunction with a rezoning request. Ms Devlin has recommended<sup>53</sup> that the rezoning request be rejected, and I have not considered the relief sought in conjunction with the rezoning further.

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53 Section 42A Report of Rosalind Mary Devlin, Settlement and Lower Density Suburban Residential Zones – Mapping, 18 March 2020, Section 9.

**10.12** Consistent with Ms Devlin’s recommendations on the rezoning, I therefore recommend that the relief sought by Christine & David Benjamin (3223) is rejected, as shown in **Appendix 2**.

**11. TOPIC 9: RELIEF SOUGHT SPECIFIC TO KINGSTON**

**Kingston Flyer – Kingston Lifestyle Properties (3297)**

**11.1** Kingston Lifestyle Properties (**KLP**) (3297) seek to apply a Commercial Precinct and extension to the SETZ across land as shown in the submission and generally described as the Kingston Flyer land. In conjunction with the Commercial Precinct, the submitter seeks a suite of rules that are specific to the Kingston Flyer site.

**11.2** Ms Devlin has made recommendations in her S42A report in regards to the rezoning submission points sought by KLP in summary that the Commercial Precinct is applied to the SETZ. However, she has recommended that the KLP relief seeking that SETZ and Commercial Precinct is extended across the Kingston Flyer railway land be rejected.

**11.3** In additional to the rezoning, KLP seek specific recognition of the Kingston Flyer land at Kingston in the SETZ Purpose, an objective and policies that provide for a comprehensive master planned mixed use development to create a visitor accommodation and commercial recreation hub, and a suite of bespoke rules for the Kingston Flyer site.

**11.4** The SETZ Commercial Precinct enables a mixture of uses (including residential activities enabled through the underlying SETZ). In my view the SETZ provides a consenting pathway for the activities sought by the submitter.

**11.5** Consistent with my recommendations on other relief seeking site-specific provisions, I note that the Stage 1 Panel Recommendations Report 16<sup>54</sup> provided some commentary regarding site-specific provisions which in my view is worthy of consideration regarding the provisions sought by KLP. The Panel commented that, whilst

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54 IHP Report 16, paragraphs 62 – 65. <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-1-Decisions/Reports/Report-16-Stream-12-Upper-Clutha-Mapping.pdf>.

submitters have jurisdiction to request site-specific Plan provisions, a proliferation of such provisions raises issues in terms of Plan administration. I concur with the Panel's comments and agree that, in Section 32 terms, such provisions may affect the efficiency of the provisions in achieving the objectives.

- 11.6** KLP seeks provision for comprehensive development that enables higher density housing and states that the notified SETZ does not provide for the development outcomes desired for the submitter's land.
- 11.7** In my view the SETZ generally provides a consenting pathway for the development sought by KLP, and the suite of provisions are not necessary. Once the KLP site is developed, the provisions sought would become largely redundant.
- 11.8** I note, however that one particular element of the KLP relief would not have a clear consenting pathway in the SETZ, specifically the relief sought for buildings on the submission site to extend 5m above the height limit specified in rule 20.5.12 (this would result in buildings on the KLP site being able to be 12m high, whereas elsewhere in the SETZ at Kingston, the maximum permitted height would be 7m). No planning or urban design evidence is included with the submission specifically assessing the potential effects of the additional building height. In my view, careful consideration of a range of matters (including the specific design of the development) would need to be considered to ensure that the adverse effects of increased height do not impact on residential amenity. In my view the increased height would directly conflict with objective 20.2.3 and policy 20.2.3.4.
- 11.9** I recommend that the relief sought by KLP (3297) is rejected on this basis, as shown in **Appendix 2**.

## **12. TOPIC 10: RELIEF SOUGHT SPECIFIC TO CARDRONA**

- 12.1** The ODP Rural Visitor Zone at Cardrona was reviewed as part of Stage 3B, and Cardrona is proposed to be zoned Settlement Zone<sup>55</sup>. In Stage 3B a number of Cardrona-specific rules were notified for insertion into

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55 Cardrona is zoned Rural Visitor Zone in the ODP.

the SETZ. The Cardrona-specific rules address unique characteristics of the Cardrona settlement. They are included in Appendix 1 as a complete Chapter 20.

**12.2** One of the key reasons for applying the SETZ to Cardrona is that it functions more as a settlement (which includes a mixture residential, commercial, visitor accommodation and other activities) rather than being focussed on providing just for visitors<sup>56</sup>. The SETZ purpose therefore provides an appropriate ‘fit’ for the activities occurring at Cardrona.

**12.3** Submissions on a broad range of matters were received on the provisions for Cardrona, these are addressed in turn below. In addition, submissions seeking rezoning requests have also been received and these are addressed in Ms Devlin’s s42A Report.

#### **Michael & Louise Lee (31027)**

**12.4** Michael & Louise Lee (31027) seek numerous changes to the planning provisions for Cardrona. Most notably, they seek that the PDP RVZ applies to Cardrona, rather than the SETZ. As this part of the relief sought is a rezoning, it is addressed in Ms Devlin’s s42a Report<sup>57</sup>.

**12.5** In addition to the RVZ, Mr and Mrs Lee seek specific rules for the Cardrona RVZ that are generally less restrictive than their equivalent rules in the RVZ. These include the following:

- (a) Provision for commercial, retail and service activities as either discretionary or restricted discretionary activities;
- (b) 80% site coverage;
- (c) 3m road setback;
- (d) 1m setback at all other boundaries and no restrictions between apartments/terraced housing developments within a lot;
- (e) Seek 12m maximum permitted height; and
- (f) Deletion of any gable roof form rule.

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<sup>56</sup> [Rural Visitor Zone S32 Report](#), paragraphs 19.13 – 19.15.

<sup>57</sup> Section 42A Report of Rosalind Mary Devlin, Settlement and Lower Density Suburban Residential Zones – Mapping, 18 March 2020, Section 15.

- 12.6** The reasons for applying the SETZ to Cardrona are outlined in the RVZ S32<sup>58</sup>, and, consistent with Ms Devlin's recommendations to reject the rezoning request, I am not persuaded that the relief sought will achieve the outcomes sought for Cardrona outlined in the RVZ S32.
- 12.7** The submission is not supported by any planning evidence, or S32AA assessment that assesses the suite of amendments sought.
- 12.8** On this basis I recommend that the text relief sought by Michael & Louise Lee (31027) is rejected, as shown in **Appendix 2**.

### **Cardrona Village Ltd (31019)**

- 12.9** Cardrona Village Ltd (31019)<sup>59</sup> (**CVL**) have an interest in a large area of predominantly undeveloped land at Cardrona (both within the notified SETZ, and land adjoining the SETZ) and seek various text amendments to the SETZ as it applies to Cardrona, as well as mapping changes that are addressed in Ms Devlin's s42A Report<sup>60</sup>. The submitter seeks numerous amendments to the SETZ provisions in specific regards to the CVL submission site<sup>61</sup>. The amendments sought by CVL generally seek to amend the SETZ provisions to facilitate a proposed development comprising a mix of hotels, serviced apartments, serviced terraced units, residential dwellings, hostels and other centralised services and facilities accessory to the visitor accommodation activities<sup>62</sup>. CVL therefore seeks amendments to the SETZ in order to facilitate the development intended to be undertaken by the landowner.
- 12.10** The Stage 1 Panel Recommendations Report 16<sup>63</sup> provided some commentary regarding site-specific provisions which in my view is worthy of consideration regarding the Cardrona Village submission generally. The IHP commented that, whilst submitters have jurisdiction to request site-specific Plan provisions, a proliferation of such provisions raises issues in terms of Plan administration. I concur with

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58 Rural Visitor Zone S32 Report.

59 Submission 31019, Page 13 of the submission Form 5:

60 Section 14 of Ms Devlin's S42A Report.

61 Submission 31019, Form 5, page 2.

62 Submission 31019, Form 5, paragraph 9.

63 IHP Report 16, paragraphs 62 – 65. <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-1-Decisions/Reports/Report-16-Stream-12-Upper-Ciutha-Mapping.pdf>.

the Panel's comments and agree that, in Section 32 terms, such provisions may affect the efficiency of the provisions in achieving the objectives.

- 12.11** The key tensions between CVL's desired development and the notified SETZ centres on CVL's desire for increased residential density and permissive standards for activities. CVL seeks provision for comprehensive development that enables low to medium intensity residential (such as duplex and terrace housing and small-scale apartments)<sup>64</sup> and states that the notified SETZ does not provide for the development outcomes desired for the submitter's land which are currently provided for as controlled activities in the operative Rural Visitor Zone.
- 12.12** In my view the CVL site is not sufficiently unique to warrant a suite of site-specific provisions and the SETZ will provide a consenting pathway for the development described in the submission.
- 12.13** I therefore recommend that the relief sought by Cardrona Village Ltd (31019) is rejected, as shown in **Appendix 2**.

### **Cardrona Village Character Guidelines 2012**

- 12.14** The Cardrona Village Character Guidelines 2012<sup>65</sup> (**Guidelines**) are proposed to be incorporated by reference into the SETZ<sup>66</sup>. In Stage 3B minor changes to the Guidelines were notified (as a variation), and the S32 analysis is contained within the Rural Visitor Zone S32 Report<sup>67</sup>.
- 12.15** Heritage NZ Pouhere Taonga (**Heritage NZ**) (31011) support the incorporation by reference of the Guidelines into the SETZ provisions as this method will strengthen the basis for applying the Guidelines and assist with protecting the setting of the existing heritage buildings located within the SETZ. Further to this, Heritage NZ also support the

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64 Ibid, paragraph 82.

65 The amended Guidelines were notified in Stage 3B, with the [Rural Visitor Zone S32](#).

66 Whereas, the ODP Rural Visitor Zone did not incorporate the Guidelines by reference and consequently they do not have statutory weight under the ODP provisions.

67 [Rural Visitor Zone S32 Report](#).

notified amendments to the Guidelines which clarify its role and status in relation to the PDP.

- 12.16** Cardrona Alpine Resort Ltd (**CARL**) (31018) also support the Guidelines as they promote good practice, however seek that the Guidelines are not incorporated by reference as they may result in inefficient and ineffective land use and decision-making processes. CARL also seek that any duplication between the matters contained within the Guidelines and provisions (for example within matters of restricted discretion/control, and standards) are removed.
- 12.17** CVL (31019) seek that the Guidelines are not incorporated by reference in the SETZ, and seek that the SETZ Zone Purpose is amended to state that the Guidelines will be reviewed and incorporated in the Cardrona Settlement Zone through a future plan change. CVL points out that the Guidelines were released in January 2012 and states that they do not reflect the natural and built character of the village that has evolved over the last 10 years. In the submitter's view, the Guidelines do not reflect the current and evolving urban design, architecture and landscape expertise that has seen updates in the approach to development proposals for locations such as Cardrona.
- 12.18** In my view, consistent with the analysis in the Rural Visitor Zone S32<sup>68</sup>, the SETZ provisions in conjunction with the Guidelines, will effectively and efficiently recognise the range of activities that are existing within Cardrona, subject to compliance with standards that ensure these activities are small-scale and fit with the character of area. In my view, incorporation of the Guidelines by reference in the SETZ provisions will assist with achieving these outcomes. I note that this approach is also consistent with that of the Residential and Business Mixed Use Design Guidelines notified in Stage 3.
- 12.19** I therefore recommend that the relief sought by CARL (31018) and CVL (31019) be rejected, and the relief sought by Heritage NZ (31011) is accepted, as shown in **Appendix 2**.

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68 [Rural Visitor Zone S32 Report](#), page 54.

**12.20** Jenny Roberts (31047) states that the reference to a Village Green in the Guideline is incorrect, as the Council does not own the Village Green land. Ms Roberts seeks that the Guideline is relooked at to decide how to resolve the issue of an open recreational space in Cardrona and also find some other place for cars to park as the only carpark in Cardrona is presently privately owned.

**12.21** Michael & Louise Lee (31027) also state that the Village Green is unlikely to eventuate unless QLDC purchases the land due to minimal remaining areas for development.

**12.22** Page 6 of the Guideline<sup>69</sup> shows the location of the village green, opposite the Cardrona Hotel, and refers to it as a 'future village green' and an 'envisaged village green'. Page 7 of the Guideline provides a brief description as follows:

*The proposed village green is intended to be located in a central and visible location in the village heart on the east side of the highway, more or less opposite the Cardrona Hotel, where it would serve as a social focal point for the community and visitors. The current use of this space as Hotel carparking can in the long-term be offset by on-street parallel parking along the road.*

**12.23** Page 9 of the Guideline includes an indicative layout that incorporates the Green into future development.

**12.24** In my view, the location of the village green would result in good urban design outcomes in terms of providing a central focal point for the community and visitors. The Guideline was developed in consultation with the local community, and represents a community desire for a central recreation space. In terms of any land acquisition process, I have sought comment from the Council's Parks and Reserves Team, and Ms Diana Manson (Senior Parks Officer) has confirmed that there are no current plans to purchase the village green land, however a reserve would be a desirable feature from Cardrona, and could be

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69 The amended Guideline is attached to the [RVZ s32 Report](#) as Appendix 5.

realised through the vesting process as part of a future development proposal.

- 12.25** Any future development of the village green site and surrounding area would present an opportunity for development to be incorporated into the village green, and in my view the zoning of the site (SETZ with a commercial precinct and VASZ) would provide flexibility for a range of development options, whilst also promoting development of a green. In my view this is an appropriate outcome. Any decisions regarding relocation of the Cardrona Hotel car parking that occupies the site currently would be made through the consent process.
- 12.26** Whilst the Guideline does not compel the Council to purchase the village green land, this can be considered as a means of offsetting reserve fund contributions and development contributions, through the resource consent process.
- 12.27** I therefore recommend that the relief sought by Michael & Louise Lee (31027) and Jenny Roberts (31047) be rejected, as shown in **Appendix 2**.

#### **Maximum Permitted Building Coverage**

- 12.28** Heritage NZ (31011) support rules 20.5.5.1 and 20.5.5.2 to ensure that new buildings and/or alteration to buildings do not dominate the listed Cardrona Hotel.
- 12.29** No changes are sought to the provisions, and I recommend that the relief be accepted, as shown in **Appendix 2**.

#### **Setbacks**

- 12.30** Heritage NZ (31011) support rule 20.5.7.1(b) which enables development to locate closer to the road if desired without the need for resource consent as the resultant pattern of development would be consistent with the character of existing development in Cardrona, including that of the listed Cardrona Hotel.

**12.31** No changes are sought to the provisions, and I recommend that the relief be accepted, as shown in **Appendix 2**.

### **Roof Form**

**12.32** Heritage NZ (31011) supports rule 50.5.9 which prescribes a roof form and pitch which is compatible with the local vernacular of the area and the listed Cardrona Hotel.

**12.33** No changes are sought to the provisions, and I recommend that the relief be accepted, as shown in **Appendix 2**.

### **Building Heights**

**12.34** Heritage NZ (31011) supports rule 20.5.12.5 which prescribes maximum permitted building height for Cardrona as the prescribed height will ensure that new buildings and/or alterations to buildings do not dominate the listed Cardrona Hotel.

**12.35** No changes are sought to the provisions, and I recommend that the relief be accepted, as shown in **Appendix 2**.

### **Telecommunication Pole Heights**

**12.36** Chorus, Spark & Vodafone (**Telco's**) (31002) seek that PDP Utilities Chapter rule 30.5.6.6 is amended to add a new clause that provides a 15m height limit for telecommunication poles and an 18m height limit for multiple operators on the same pole in the SETZ for Cardrona. Rule 30.5.6.6 prescribes a maximum height limit of 11m for poles, and notified SETZ rule 20.5.12.5 prescribes a maximum permitted height of 12m (3 storeys) for buildings in the SETZ at Cardrona. The submitter states that the 11m height limit for poles is not practical and provides no other reasons for the relief sought.

**12.37** No reasons are provided by the submitter for the relief sought, or assessment against the SETZ objectives and policies, or consideration of consistency with the Guidelines.

**12.38** On this basis, I recommend that the relief sought be rejected, as shown in **Appendix 2**.

**Reticulation of drinking water and wastewater**

**12.39** Public Health South (31009) support the inclusion of Cardrona as a Settlement within the district plan, and seeks that reticulation of drinking water and wastewater in the Cardrona settlement a priority.

**12.40** In my view infrastructure upgrades and priorities are matters relevant to the annual plan and long term plan processes, rather than matters to be addressed by the district plan. I also note that pursuant to policies 20.2.1.3 and 20.2.2.2, advice note 20.3.3.1, and rule 20.4.8, onsite wastewater treatment and disposal are provided for in the SETZ. I recommend the relief sought is rejected on this basis, as shown in **Appendix 2**.

**13. TOPIC 11: RE-ZONING REQUEST: LAKE MCKAY PARTNERSHIP (3196)**

**Methodology and overview of relief sought**

**13.1** In considering this rezoning request, I note that I have read Mr Barr’s Strategic Evidence<sup>70</sup>, which sets out the relevant statutory tests on which I have relied, and a range of assessment principles and context factors which I have also considered to assist in the assessment of the appropriateness of the rezoning requests.

**13.2** I have applied the parameters, tests and rezoning principles outlined within the Strategic Evidence in order to form my recommendations for whether the relief sought is the most appropriate way to achieve the purpose of the RMA; and whether the proposal is the most appropriate way to achieve the objectives (i.e. of the strategic directions of the PDP).

<b>Overall Recommendation</b>	
Recommendation	Accept in part

<sup>70</sup> Strategic Evidence, paragraph 8.7.

<b>Submission and property information</b>	
Submission number and name	Lake McKay Partnership (3196)
Stage 3 notified zone	Not notified in Stage 3. PDP zones below.
Stage 3 zone requested	Settlement Zone
Area of re-zone request	24 Atkins Road, Luggate
Summary of relief	Relief 1: Rezone the site Settlement Zone.  Relief 2: Apply a RDA status to buildings within the BRA, with matters of discretion solely relating to the management of natural hazard, or remove the BRA from planning maps.
ODP Zone and mapping annotation	Rural General Zone BRA on southern area of the site
Stage 1 or 2 PDP Zone and mapping annotation	PDP Rural Residential Zone PDP Rural Zone BRA on southern area of the site
Legal Description	Lot 1 DP 534249
Total area of property	14.4ha
QLDC Property ID	1607780
QLDC Hazard Register	
Supporting information provided by applicant	Planning evidence: Mr Dan Curley, IP Solutions Landscape evidence: Mr Ben Espie, vivian+espie Natural Hazards Assessment for Potential Rural Residential subdivision: Ground Consulting Ltd
Position of Council experts	Landscape matters: Mr Matthew Jones does not oppose the rezoning, although with the inclusion of an additional BRA on the escarpment slope within the site.  Natural Hazards: Mr Robert Bond recommends that the BRA across the southern portion of the site is retained as the assessment provided by the submitter is not sufficiently comprehensive to fully assess the risk posed to development in the BRA.

	<p>Infrastructure: Mr Richard Powell opposes the rezoning on the basis that insufficient evidence has been provided by the submitter regarding solutions available to service this density by private networks, Council infrastructure, or a combination of both.</p> <p>Traffic: Mr Michael Smith does not oppose the rezoning.</p>
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**13.3** Lake McKay Partnership seeks to rezone an area of land (**the site**) adjoining the Luggate township from PDP Rural Residential Zone and Rural Zone to SETZ. The site comprises a total area of 14.4ha. Figure 2 below shows the site, including the location of existing zones and the rezone.

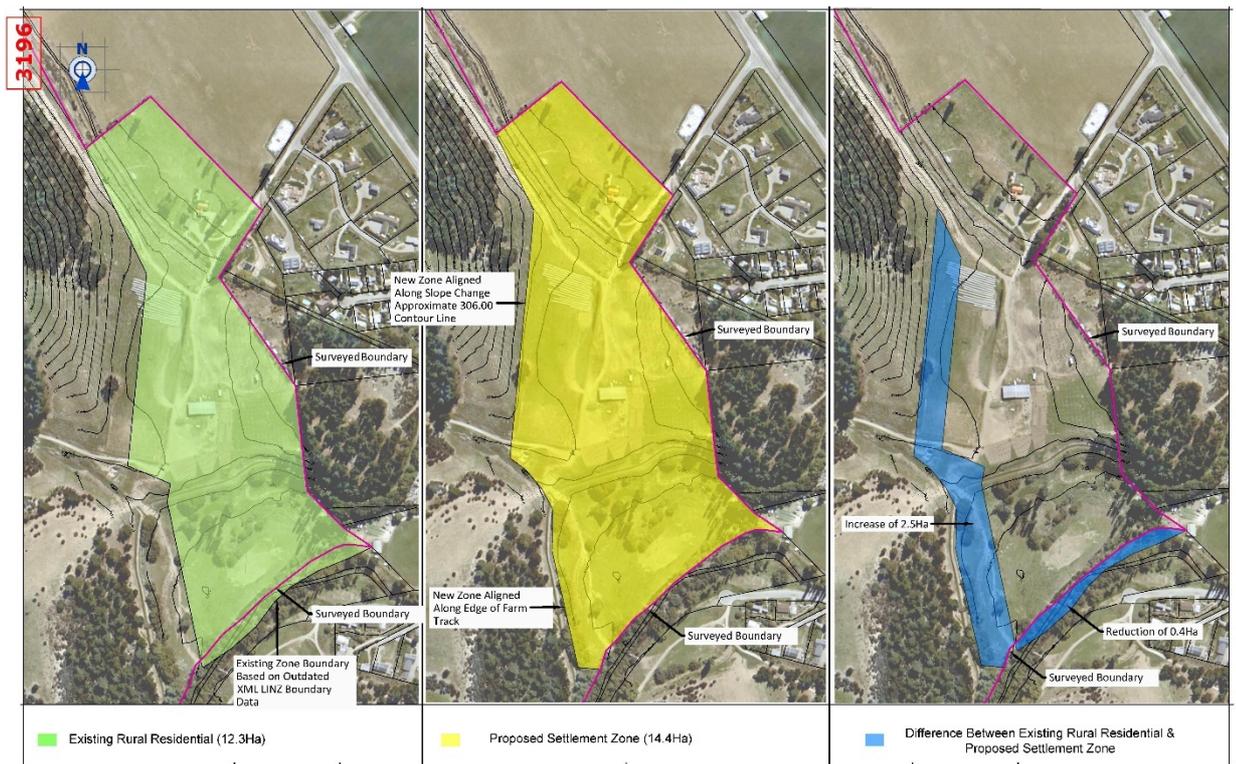


Figure 2: Submission 3196 site

**13.4** The current zones, whereby the RRZ applies to 12.3ha of land, and the balance area is zoned Rural (landscape category RCL) can yield approximately 24 lots, and the SETZ would yield approximately 122 lots. This would result in an increase of approximately 97 lots.

- 13.5** An existing Building Restriction Area (**BRA**) that was rolled over from the ODP and mapped on the site in Stage 1 (shown on Decisions Version Map 11<sup>71</sup>) is located across the southern portion of the site, applying to approximately 37,000 m<sup>2</sup> of the site. Figure 3 below is a snip from PDP Decisions Version Map 11, and shows the BRA as the blue hatched area overlaid across the southern part of the site.

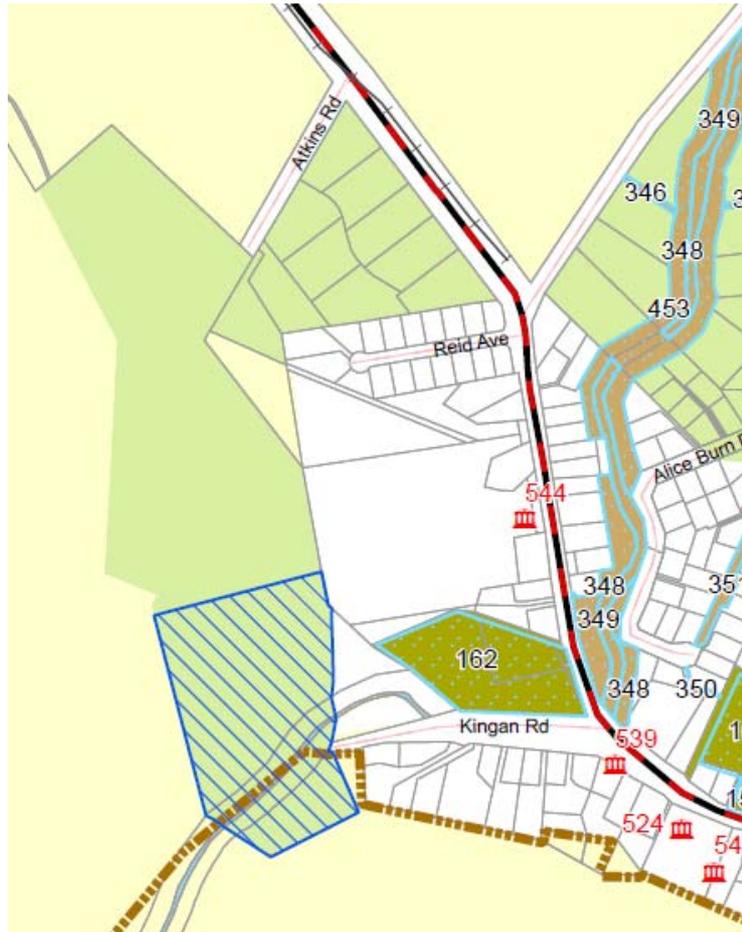


Figure 3: Snip from Decisions Version Map 11, showing the BRA overlaid across the southern portion of the site.

- 13.6** Of the total rezone site yield (122 lots), approximately 31 of these lots would be located within the BRA. Under the Rural Residential Zone<sup>72</sup> which applies to the area of land within the BRA currently, buildings located within the BRA are a non-complying activity. The submitter seeks that, in conjunction with applying the SETZ to the site that either

<sup>71</sup> <https://www.qldc.govt.nz/media/a1ed1ed1/pdp-decisions-map-11-mt-pisa-luggate-inset.pdf>

<sup>72</sup> Pursuant to PDP rule 22.4.12.

the BRA is removed from the site or that buildings within the BRA are a RDA, with discretion restricted to consideration of natural hazards.

- 13.7** The notified version of SETZ rule 20.5.18 carries a non-complying activity status for buildings within a BRA.

***Natural Hazards***

- 13.8** The submission includes a natural hazards assessment undertaken by Ground Consulting Ltd dated 29 November 2019 that assesses natural hazard risk present on the rezone land.

- 13.9** It is noteworthy that the hazards assessment is based on rural residential subdivision (4,000m<sup>2</sup> residential density), rather than the SETZ density. The reports conclude that the risk calculation for the identified natural hazards is low to negligible for all risks apart from liquefaction, which has moderate risk which can be mitigated with appropriately designed foundations and building platforms.

- 13.10** Mr Bond's evidence for Council on this rezoning is as follows:

- (a) The level of natural hazard risk posed to the area of the site outside the BRA is unlikely to be a significant risk to development if the site is zoned SETZ; and
- (b) The risk posed to land within the BRA is much higher and has not been assessed in detail, the assessment completed to date is not sufficiently comprehensive to fully assess the risks posed to development in the BRA.

- 13.11** Consistent with the above, in my view the BRA serves an important function by limiting development on the area of the site subject to significant natural hazard risks. The submitter has not provided evidence that persuades me that the restricted discretionary activity status sought for buildings within the BRA is an appropriate response to the natural hazard risk. Whilst it appears that natural hazards are the key constraint that the BRA serves to address, in my view non-complying activity status is the appropriate activity status.

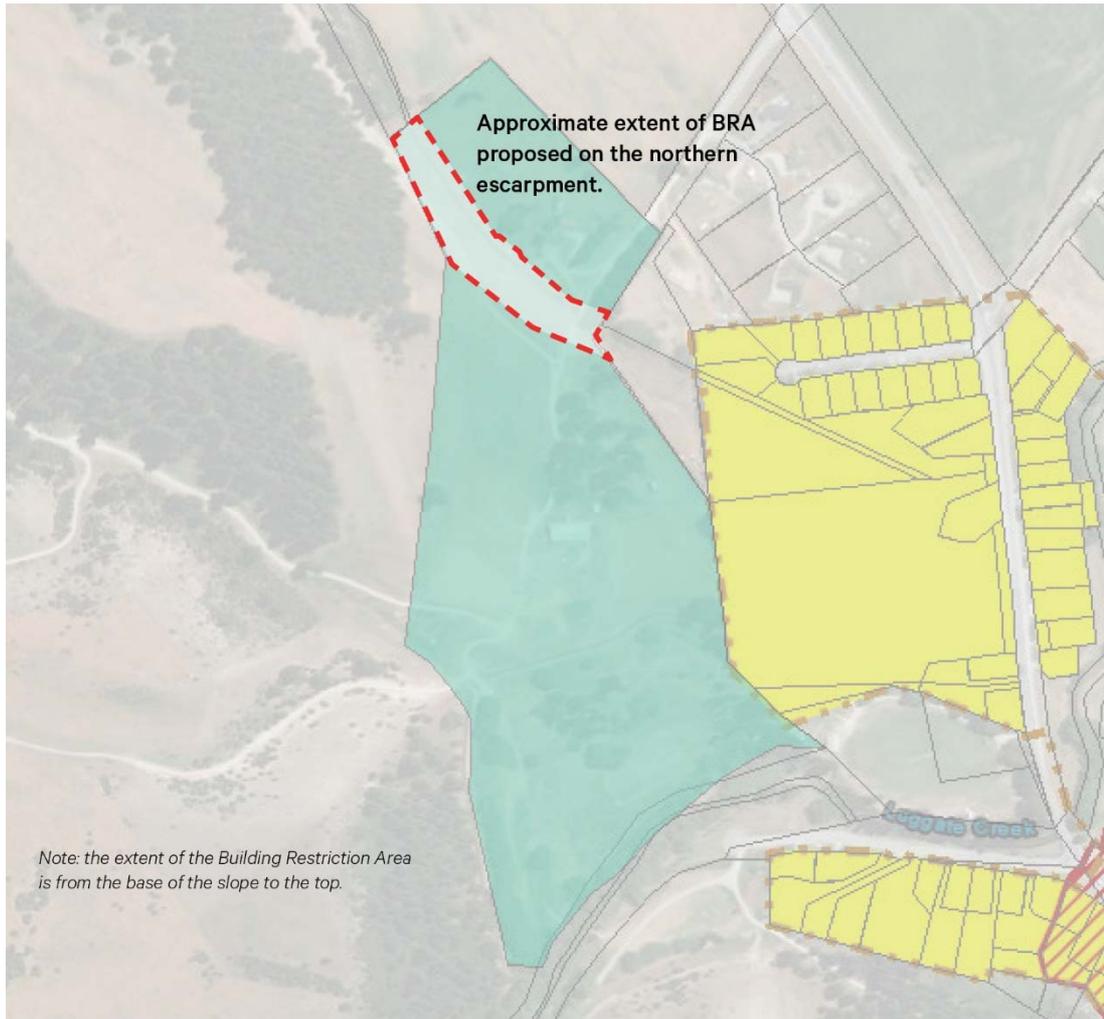
- 13.12** I therefore recommend that the relief sought to delete the BRA or amend the BRA rule (rule 20.5.18) be rejected, as shown in **Appendix 2**.

### ***Landscape***

- 13.13** The submission includes a landscape assessment undertaken by Mr Ben Espie of vivian+espie dated 12 November 2019, that considers landscape matters in relation to the proposed rezoning to SETZ. I note that Mr Espie incorrectly refers to an Urban Growth Boundary (**UGB**) around the SETZ at Luggate. Luggate does not have a UGB and no submissions have been received seeking a UGB at Luggate.
- 13.14** Mr Espie supports the proposed rezoning from a landscape perspective and recommends<sup>73</sup> that, in order to mitigate impact on views of the northern part of Luggate from a southbound SH6 user, a 10m high escarpment that currently accommodates a water race could be covered by a BRA that excludes buildings from locating on the escarpment slope.
- 13.15** Mr Jones's evidence for Council does not oppose the rezoning from a landscape perspective, although with the inclusion of a BRA on the escarpment slope to mitigate visual impact of buildings.

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73 Submission 3196, Vivian+espie Landscape Report, paragraph 16.



**Figure 4** Note: Not to scale. (Base plan sourced from [QLDC.maps.arcgis.com](http://QLDC.maps.arcgis.com))

- 13.16** Mr Jones therefore generally concurs with Mr Espie's findings. I support and rely on these findings and, in the event that the site is rezoned SETZ, this should be undertaken in conjunction with a mapped BRA shown on the planning maps over the escarpment area shown in **Figure 4**.

### **Traffic**

- 13.17** Mr Michael Smith has provided evidence for QLDC regarding traffic related activities and possible effects on the wider roading network. Mr Smith considers that the rezoning, if granted would not have significant effects on the existing roading network, but would require specific consideration of appropriate treatments at the subdivision stage. I support and rely on Mr Smith's findings.

## ***Infrastructure***

**13.18** Mr Richard Powell (Development Infrastructure Engineer for QLDC) has considered the rezoning from an infrastructure perspective and opposes the rezoning until sufficient evidence is provided by the submitter demonstrating solutions available to service the SETZ density by private networks, Council infrastructure, or a combination of both.

**13.19** I accept and rely on Mr Powell's conclusions, and note that this matter may be able to be resolved through evidence exchange in the event that the submitter provides further detailed information.

## ***Conclusions***

**13.20** In my view the rezoning request is able to be supported on the basis of the following key considerations:

- (a) The site adjoins the existing Luggate township and serves a logical extension of the SETZ;
- (b) Landscape matters are able to be appropriately addressed through the inclusion of a BRA, restricting buildings on the visually-sensitive parts of the site (through non-complying activity status), and through RDA subdivision;
- (c) The existing BRA overlaid across the southern part of the site is an appropriate mechanism to restrict development in the area of the site that is susceptible to potentially significant natural hazard risk, and the non-complying activity status for buildings located in the BRA is an appropriate method to ensure that natural hazard risk is rigorously assessed prior to any building activity occurring in the BRA.

**13.21** In my view rezoning the site SETZ is consistent with the objectives and policies of the PDP Strategic Directions chapters 3-6, notably because it promotes a compact, well designed and integrated urban form, builds on historical urban settlement patterns, minimises natural hazard risks and is integrated with existing and planned future infrastructure (strategic policy 3.2.2.1). The rezoning would also assist with

achieving strategic policy 3.3.15, which seeks that the location of urban development of the settlements where no UGB is provided within land zoned for that purpose.

**13.22** However, at the present time insufficient information has been provided by the submitter regarding how the site would be serviced, and in the absence of this information the rezoning is unable to be supported from an infrastructure perspective.

**13.23** On the basis of these findings, I recommend that the rezoning be rejected, as shown in **Appendix 2**.

A handwritten signature in black ink, appearing to read 'Amy Bowbyes', with a stylized flourish at the end.

**Amy Bowbyes**

**18 March 2020**

**APPENDIX 1**  
**Recommended Provisions**

**KEY:**

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

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

## 20 Settlement Zone

### 20.1 Purpose

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

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

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

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

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

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

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

## PART 3

## SETTLEMENT ZONE 20

### 20.2 Objectives and Policies

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

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

#### Policies

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

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

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

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

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

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

#### Policies

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

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

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

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

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

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

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

20.2.2.6 Avoid activities that are not consistent with established amenity values or cause inappropriate adverse environmental effects.

## PART 3

## SETTLEMENT ZONE 20

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

### Policies

- 20.2.3.1 Identify Commercial Precincts on the Planning Maps, within which commercial, visitor accommodation and community activities are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.
- 20.2.3.2 Restrict individual retail activities exceeding 200m<sup>2</sup> gross floor area, and individual office activities exceeding 100m<sup>2</sup> gross floor area, that may adversely affect the:
- retention and establishment of a diverse range of activities within the Commercial Precinct;
  - role and function of commercial zones that provide for large scale retailing; and
  - safe and efficient operation of the transport network.
- 20.2.3.3 Encourage development within Commercial Precincts to facilitate active transport and recreational opportunities, through design that ensures connectivity with reserves and pedestrian and cycling links.
- 20.2.3.4 Control the height, scale, appearance and location of buildings within Commercial Precincts to achieve a built form that:
- complements the established pattern of development;
  - positively contributes to the streetscape; and
  - minimises adverse effects on neighbouring residential activities.
- 20.2.3.5 Within Commercial Precincts ensure that recycling and waste storage areas are appropriately located and screened to limit adverse visual effects and to assist with maintaining amenity values.
- 20.2.3.6 Limit the establishment and scale of non-residential activities outside of Commercial Precincts to minimise effects on the residential amenity values and traffic safety and to maintain residential character.
- 20.2.3.7 Identify Visitor Accommodation Sub-Zones on the Planning Maps to provide for visitor accommodation activities in identified locations, and restrict the establishment of visitor accommodation activities in locations outside the Visitor Accommodation Sub-Zones to ensure that the Zone maintains a residential character.
- 20.2.3.8 Ensure that the design of buildings for visitor accommodation, commercial and community activities contribute positively to the visual quality of the environment, including through building design, landscaping and response to site context.
- 20.2.3.9 Ensure that visitor accommodation activities and development are appropriately serviced and minimise impacts on roading networks.
- 20.2.3.10 Enable home occupation activities throughout the Zone to provide work-from-home opportunities and reduce travel-dependence for employment, while ensuring that residential amenity is maintained.
- 20.2.3.11 Enable residential visitor accommodation and homestays to establish throughout the Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity.

## 20.3 Other Provisions and Rules

### 20.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

### 20.3.2 Interpreting and Applying the Rules

- 20.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant District-wide rules, otherwise resource consent will be required.
- 20.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply.
- 20.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.
- 20.3.2.4 Activities located within the Commercial Precincts and/or Visitor Accommodation Sub-Zones depicted on the Planning Maps must comply with any rule that specifically applies to the Commercial Precinct or Visitor Accommodation Sub-Zone and must also comply with any other rule in this chapter, and the district wide rules, otherwise resource consent will be required.
- 20.3.2.5 Proposals resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the prescribed net area for each unit.
- 20.3.2.6 General references to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Settlement Zone.
- 20.3.2.7 **References** to Cardrona mean both the Commercial Precinct and the Visitor Accommodation Sub-zone as identified on the District Plan maps. Individual references to the Cardrona Commercial Precinct or the Visitor Accommodation Sub-zone means that particular overlay only.

**Commented [AB6]:** Cl 16 change to adjust numbering with the inclusion of the Stage 38 notified provisions

## PART 3

## SETTLEMENT ZONE 20

20.3.2.8 The following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

Commented [AB7]: Cl 16 change to adjust numbering with the inclusion of the Stage 3B notified provisions

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

### 20.3.3 Advice Notes - General

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

#### 20.3.3.2 New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001"):

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

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

For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at [www.auroraenergy.co.nz](http://www.auroraenergy.co.nz) or contact Aurora for advice.

Commented [AB8]: Aurora (3153)

## 20.4 Rules – Activities

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.1	Residential unit (including residential flat not otherwise identified in this table)	P
20.4.2	Home occupations	P

**PART 3**

**SETTLEMENT ZONE 20**

<b>20.4.3</b>	Residential visitor accommodation and homestays	P
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**PART 3**

**SETTLEMENT ZONE 20**

	<b>Table 20.4 – Activities located in the Settlement Zone</b>	<b>Activity Status</b>
<b>20.4.4</b>	Informal airports for emergency landings, rescues and fire fighting	P

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.5	<p>Within Commercial Precincts identified on the Planning Maps: Commercial activities, commercial recreation activities and community activities</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. hours of operation;</li> <li>b. parking, access and traffic generation;</li> <li>c. location and screening of recycling and waste;</li> <li>d. servicing; and</li> <li>e. noise.</li> </ul>	C

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

**Commented [AB9]:** C116 change to correct numbering error in Stage 3B notified provisions

	<b>Table 20.4 – Activities located in the Settlement Zone</b>	<b>Activity Status</b>
<b>20.4.8</b>	<p>Residential flat, where the wastewater treatment and disposal is on-site</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. on-site wastewater treatment, with particular regard to the design and function of the on-site wastewater system and compatibility with on-site car parking, manoeuvring and stormwater disposal management.</li> </ol>	RD
<b>20.4.9</b>	<p>Commercial activities, commercial recreation activities and community activities located outside a Commercial Precinct that do not exceed 100m<sup>2</sup> gross floor area</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the nature of the activity, including whether it functions to service the day-to-day needs of residents and visitors;</li> <li>b. hours of operation;</li> <li>c. signage platforms;</li> <li>d. landscaping;</li> <li>e. location and screening of recycling and waste;</li> <li>f. parking, access and traffic generation;</li> <li>g. noise;</li> <li>h. design, scale and appearance of buildings;</li> <li>i. natural hazards; and</li> <li>j. servicing.</li> </ol>	RD

	<b>Table 20.4 – Activities located in the Settlement Zone</b>	<b>Activity Status</b>
<b>20.4.10</b>	<p>Licensed premises located in either:</p> <ul style="list-style-type: none"> <li>a. Commercial Precincts; or</li> <li>b. Visitor Accommodation Sub-Zones, where the licenced premises is ancillary to a visitor accommodation activity.</li> </ul> <p>Exemption: It is a permitted activity to sell alcohol :</p> <ul style="list-style-type: none"> <li>(i) to any person who is residing (permanently or temporarily) on the premises; and/or</li> <li>(ii) to any person who is present on the premises for the purpose of dining up until 12am.</li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the scale of the activity;</li> <li>b. parking, access and traffic generation;</li> <li>c. effects on amenity, including that of adjoining sites and public reserves;</li> <li>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances);</li> <li>e. noise;</li> <li>f. hours of operation;</li> <li>g. lighting; and</li> <li>h. servicing.</li> </ul>	RD
<b>20.4.11</b>	Within a Commercial Precinct: service activities (not including any service activity listed in this table as a prohibited activity)	D
<b>20.4.12</b>	Retirement villages	D
<b>20.4.13</b>	Community activities not otherwise identified in this table	D
<b>20.4.14</b>	Licensed premises not otherwise identified in this table	NC
<b>20.4.15</b>	Visitor accommodation not otherwise identified in this table	NC
<b>20.4.16</b>	Commercial activities and service activities not otherwise identified in this table	NC
<b>20.4.17</b>	Activities which are not listed in this table	NC
<b>20.4.18</b>	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building, except where such activities are undertaken as ancillary to a residential activity or as a permitted home occupation.	PR

## 20.5 Rules - Standards

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
<b>20.5.1</b>	<p><b>Residential density (excluding Makarora)</b></p> <p>20.5.1.1 For sites with a net site area of 800m<sup>2</sup> or less, a maximum of one residential unit per site.</p> <p>20.5.1.2 For sites with a net site area greater than 800m<sup>2</sup>, no more than one residential unit per 800m<sup>2</sup> net site area.</p>	D
<b>20.5.2</b>	<p><b>Residential density – Makarora only</b></p> <p>20.5.2.1 For sites with a net site area of 1000m<sup>2</sup> or less, a maximum of one residential unit per site.</p> <p>20.5.2.2 For sites with a net site area greater than 1000m<sup>2</sup>, no more than one residential unit per 1000m<sup>2</sup> net site area.</p>	D
<b>20.5.3</b>	<p><b>Retail and office activities within a Commercial Precinct</b></p> <p>20.5.3.1 Individual retail activities within a Commercial Precinct shall not exceed 200m<sup>2</sup> gross floor area.</p> <p>20.5.3.2 Individual office activities within a Commercial Precinct shall not exceed 100m<sup>2</sup> gross floor area.</p> <p>Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall be included in the calculation of gross floor area.</p>	NC
<b>20.5.4</b>	<p><b>Maximum building coverage on any site (excluding buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones)</b></p> <p>Building coverage shall not exceed 40% on any site.</p>	D
<b>20.5.5</b>	<p><b>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only</b></p> <p>20.5.5.1 Within the Commercial Precinct at Cardrona: 80%.</p>	D

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</p> <p>20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site.</p>	
<b>20.5.6</b>	<p><b>Home Occupation</b></p> <p>20.5.6.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>20.5.6.2 The maximum number of two-way vehicle trips shall be:</p> <p style="margin-left: 20px;">a. Heavy vehicles: 1 per day; and</p> <p style="margin-left: 20px;">b. All other vehicles: 10 per day.</p> <p>20.5.6.3 Maximum net floor area for the home occupation activity of 60m<sup>2</sup>.</p> <p>20.5.6.4 All home occupation activities and storage of materials shall be indoors.</p>	D
<b>20.5.7</b>	<p><b>Minimum boundary setbacks</b></p> <p>20.5.7.1 Road boundary: 4.5m; except:</p> <p style="margin-left: 20px;">a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.</p> <p style="margin-left: 20px;">b. At Cardrona, where the minimum setback of any building from roads shall be 3m.</p> <p>20.5.7.2 All other boundaries: Buildings shall be setback a minimum of 2m.</p> <p>Exceptions to boundary setbacks:</p> <p style="margin-left: 20px;">a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;</p>	D

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m<sup>2</sup> provided the building within the boundary setback area has no windows or openings;</p> <p>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and</p> <p>d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.</p>	
<b>20.5.8</b>	<p><b>Continuous building length</b></p> <p>The length of any building façade above the ground floor level shall not exceed 16m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; and</p> <p>b. At Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matter of discretion 20.5.8(a).</p>
<b>20.5.9</b>	<p><b>Gable roof form and pitch – Glenorchy and Cardrona only</b></p> <p>All buildings shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.</p> <p>Exemptions: verandas, lean-to's and other minor roof projections from the primary roof form.</p>	D
<b>20.5.10</b>	<p><b>Heavy vehicle storage</b></p> <p>No more than one heavy vehicle shall be stored or parked overnight on any site <u>except within Commercial Precincts and Visitor</u></p>	NC

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<u>Accommodation Sub-zones. This standard applies to residential and non-residential activities cumulatively.</u>	
<b>20.5.11</b>	<p><b>Glare</b></p> <p>20.5.11.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>20.5.11.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.</p>	NC
<b>20.5.12</b>	<p><b>Maximum building height</b></p> <p>20.5.12.1 Kingston and Kinloch: 7m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.2 Glenorchy: 5.5m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.3 Makarora: 5.5m.</p> <p>20.5.12.4 Luggate: 7m.</p> <p>20.5.12.5 Cardrona: 12m and not more than 3 storeys.</p>	NC
<b>20.5.13</b>	<p><b>Maximum building height – buildings located within Commercial Precincts (excluding Cardrona)</b></p> <p>20.5.13.1 Within Commercial Precincts identified on the Planning Maps (excluding Cardrona), buildings may extend up to 1.5m above the height specified for each settlement specified in Rule 20.5.12.</p>	NC
<b>20.5.14</b>	<p><b>Recession plane:</b></p> <p>20.5.14.1 Northern boundary: 2.5m and 55 degrees.</p> <p>20.5.14.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>20.5.14.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p>	D

**Commented [AB10]:** Dart River Safaris (3308); Christine & David Benjamin (3223)

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>a. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height; and</p> <p>b. Recession planes do not apply to site boundaries adjoining a road or reserve.</p> <p>Notes: where earthworks are undertaken to raise a building above the flood risk identified on the Planning Maps pursuant to Rule 20.5.19, the recession planes may be applied from the identified flood risk level.</p>	
<b>20.5.15</b>	<p><b>Setback of buildings from waterbodies</b></p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Indigenous biodiversity values;</p> <p>b. Visual amenity values;</p> <p>c. Landscape character;</p> <p>d. Open space and the interaction of the development with the water body;</p> <p>e. Environmental protection measures (including landscaping and stormwater management);</p> <p>f. Natural hazards; and</p> <p>g. Effects on cultural values of Manawhenua.</p>
<b>20.5.16</b>	<p><b>Residential visitor accommodation</b></p> <p>20.5.16.1 Must not exceed a cumulative total of 90 nights' occupation by paying guests on a site per 12 month period.</p>	<p>RD</p> <p>Discretion is restricted to:</p>

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.16.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.16.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>20.5.16.4 The Council must be notified in writing prior to the commencement of a residential visitor accommodation activity.</p> <p>20.5.16.5 Up to date records of the residential visitor accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>20.5.16.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.16.1 to 20.5.16.6.</p>	<p>a. The location, nature and scale of the activities;</p> <p>b. The location, provision and screening of parking and access;</p> <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The compliance of the residential unit with the Building Code as at the date of the building consent;</p> <p>e. Health and safety provisions in relation to guests;</p> <p>f. Guest management and complaints procedures;</p> <p>g. The keeping of records for Council inspection; and</p> <p>h. Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>20.5.17</b>	<b>Homestays</b>	RD
	<p>20.5.17.1 Must not exceed 5 paying guests on a site per night.</p> <p>20.5.17.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p>	<p>Discretion is restricted to:</p> <p>a. The location, nature and scale of activities;</p> <p>b. The location, provision and</p>

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.17.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.17.4 The Council must be notified in writing prior to the commencement of the Homestay activity.</p> <p>20.5.17.5 Up to date records of the homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.17.1 to 20.5.17.5.</p>	<p>screening of parking and access;</p> <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The keeping of records of homestay use, and availability of records for Council inspection; and</p> <p>e. Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>20.5.18</b>	<p><b>Building Restriction Area</b></p> <p>No building shall be located within a building restriction area as identified on the Planning Maps.</p>	NC
<b>20.5.19</b>	<p><b>Flood Risk</b></p> <p>Buildings with a gross floor area greater than 20m<sup>2</sup> shall have a ground floor level not less than RL 312.8 masl (412.8 Otago Datum) at Kinloch, Glenorchy and Kingston.</p>	NC

## 20.6 Non-Notification of Applications

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

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

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

## PART 3

## SETTLEMENT ZONE 20

- d. Homestays (Rule 20.5.17)

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

### Variation to PDP Chapter 7 – Lower Density Suburban Residential

7.5.1	Building Height (for flat sites) 7.5.1.1 Wanaka <u>and Hāwea</u> : Maximum of 7 metres [...]	<i>Non-compliance status:</i> NC
<b>7.5.20</b>	<u>Flood Risk – Hāwea only</u>  <u>Buildings with a gross floor area greater than 20m<sup>2</sup> shall have a ground floor level not less than RL 349.2 masl (449.2 Otago Datum) at Hāwea.</u>	<i>Non-compliance status:</i>  NC

### Variation to PDP Chapter 25 - Earthworks

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

<p><b>27.5.7</b></p>	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> <li>1. Lower Density Suburban Residential Zone;</li> <li>2. Medium Density Residential Zone;</li> <li>3. High Density Residential Zone;</li> <li>4. Town Centre Zones;</li> <li>5. Arrowtown Residential Historic Management Zone;</li> <li>6. Large Lot Residential Zone;</li> <li>7. Local Shopping Centre;</li> <li>8. Business Mixed Use Zone;</li> <li>9. Airport Zone - Queenstown.</li> <li><u>10. Settlement Zone</u></li> </ol> <p>[...]</p>						
<p><b>27.6.1</b> <i>Insert variation text between row for Large Lot Residential B and row for Rural</i></p>	<table border="1"> <tr> <td data-bbox="352 965 584 1059"><u>Settlement</u></td> <td data-bbox="584 965 815 1059"><u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u></td> <td data-bbox="815 965 1043 1059"><u>800m<sup>2</sup></u></td> </tr> <tr> <td data-bbox="352 1059 584 1104"></td> <td data-bbox="584 1059 815 1104"><u>Makarora</u></td> <td data-bbox="815 1059 1043 1104"><u>1,000m<sup>2</sup></u></td> </tr> </table>	<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m<sup>2</sup></u>		<u>Makarora</u>	<u>1,000m<sup>2</sup></u>
<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m<sup>2</sup></u>					
	<u>Makarora</u>	<u>1,000m<sup>2</sup></u>					
<p><b>27.7.11</b> <i>Insert variation text between the "All others" row and the "Rural Residential" row</i></p>	<table border="1"> <tr> <td data-bbox="352 1149 584 1223"><u>Settlement</u></td> <td data-bbox="584 1149 815 1223"><u>All Settlements</u></td> <td data-bbox="815 1149 1043 1223"><u>15m x 15m</u></td> </tr> </table>	<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>			
<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>					
<p><b>27.7.15.1</b></p>	<p>Subject to Rule 27.7.15.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:</p> <p>To a Council or community owned and operated reticulated water supply:</p> <ol style="list-style-type: none"> <li>a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;</li> <li>b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes;</li> <li>c. Millbrook Resort Zone and Waterfall Park Zone.</li> <li><u>d. Settlement Zone at Luggate, Glenorchy, Cardrona and Kingston.</u></li> </ol>						

## Variation to PDP Chapter 29 - Transport

<p><b>29.5.14</b></p>	<p>[...]</p> <p>b. All shared private vehicular accesses serving residential units and/ or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, <del>and</del> Low Density Residential Zone <u>and Settlement Zone</u> shall comply with the following standards:</p> <p>(i)</p> <table border="1" data-bbox="352 786 1038 1077"> <thead> <tr> <th data-bbox="352 786 584 1021">The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.</th> <th data-bbox="584 786 810 1021">Formed width (m)</th> <th data-bbox="810 786 1038 1021">Minimum legal width (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 1021 584 1048">1 to 6</td> <td data-bbox="584 1021 810 1048">2.75 – 3.0</td> <td data-bbox="810 1021 1038 1048">4.0</td> </tr> <tr> <td data-bbox="352 1048 584 1077">7 to 12</td> <td data-bbox="584 1048 810 1077">5.5 – 5.7</td> <td data-bbox="810 1048 1038 1077">6.7</td> </tr> </tbody> </table> <p>[...]</p>	The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)	1 to 6	2.75 – 3.0	4.0	7 to 12	5.5 – 5.7	6.7
The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)								
1 to 6	2.75 – 3.0	4.0								
7 to 12	5.5 – 5.7	6.7								
<p><b>29.8.13</b></p>	<p>Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the:</p> <ul style="list-style-type: none"> <li>• Low Density Residential Zone</li> <li>• Arrowtown Residential Historic Management Zone</li> <li>• <u>Settlement Zone</u></li> </ul>									

## Variations to PDP Chapter 31 - Signs

31.2.1.9	<p>In District Plan Zones that are primarily for commercial or mixed use activities, <u>and Settlement Zone Commercial Precincts</u>:</p> <p>a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;</p> <p>b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and</p> <p>c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.</p>
Table 31.6	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Local Shopping Centre Zone</u>.</i></p>
31.7.6.7	<p>Shall not be visible from any Residential Zone <u>or Settlement Zone</u>.</p>
31.7.7.2	<p>Not to be visible from any Residential Zone <u>or Settlement Zone</u>.</p>
Table 31.8	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Large Lot Residential Zone</u>.</i></p>
31.19.4	<p><b>Discretionary Activities – Signs within Commercial Areas <u>(including Settlement Zone Commercial Precincts)</u></b></p>
31.19.5	<p><b>Discretionary Activities – Signs within Residential Areas <u>and the Settlement Zone</u></b></p>
31.2.3.3c	<p><i>[Add reference to consistency with] <u>the Cardrona Village Character Guideline 2012.</u></i></p>
31.19.3.7	<p><i>[Add the extent to which the proposal accords with] <u>the Cardrona Village Character Guideline 2012.</u></i></p>

## Variation to PDP Chapter 36 - Noise

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

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

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

## Amendments to the Cardrona Character Guideline 2012

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

<https://www.qldc.govt.nz/media/wadeyq4/pdp-s32-chapter-46-rural-visitor-zone-appendix-5-2019.pdf>

### Part 1.1 Purpose of the Guidelines (page 1):

#### **Delete the third paragraph as follows:**

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

#### **Add the following after the existing fourth paragraph on page 1**

##### **1.1a The Planning Framework**

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

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

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

### Part 2.1 Structuring Elements (1) (Page 6)

#### **Amend the third paragraph as follows:**

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

#### **Amend the image at Page 6 as follows:**

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

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

***Amend the table of planting follows:***

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

## **APPENDIX 2**

### **Summary of submissions and recommended decision**

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

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

3112	Preston	Lenny		3112.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3113	Alborn	Lucy		3113.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3114	Mackay	Malcolm		3114.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3115	Reyland	Mark		3115.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3116	Bircham	Mathew		3116.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3117	Crawford	Michelle		3117.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3118	Pickens	Noah		3118.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3119	Pickens	Olivia		3119.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3120	Meehan	Paul		3120.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3121	Stone	Peter		3121.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3122	Springles	Priscila		3122.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3123	Stokes	Richard		3123.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3124	Erskine	Roger		3124.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3125	Neilson	Roger		3125.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3126	Gouma	Sheree		3126.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3139	Myles	Nichola		3139.1	Oppose	That Rule 20.5.15 be rejected.	2.5-20.5 Rules - Standards	Reject
3139	Myles	Nichola		3139.2	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3141	Myles	Bryan		3141.1	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3142	Fraser	Trish	Sustainable Glenorchy	3142.1	Oppose	That Settlement Zone rule 20.6.2 be deleted.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require	Reject
3152	Fallowfield	Morgan	Ministry of Education	3152.6	Support	That Policy 20.2.3.3 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3152	Fallowfield	Morgan	Ministry of Education	3152.7	Oppose	That a new policy be added to section 20.2: "Enable educational facilities to establish throughout the Settlement Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity."	2.2-20.2 Objectives and Policies	Reject
3152	Fallowfield	Morgan	Ministry of Education	3152.8	Oppose	That a new restricted discretionary activity, "Educational Facilities", be added to Table 20.4, with the following matters of discretion: 1. The extent to which the location, bulk, scale and built form of building(s) impacts on natural, ecological, landscape and/or historic heritage values. 2. The extent to which the activity may adversely impact on the transport network. 3. Ability to soften the visual impact of buildings from adjoining residential properties. 4. The extent to which the activity may adversely impact on the streetscape. 5. The extent to which the activity may adversely impact on the noise environment. And any consequential changes that give effect to the relief sought in the submission.	2.4-20.4 Rules - Activities	Reject

3153	Peirce	Simon	Aurora Energy Limited	3153.6	Oppose	That Policy 20.2.2.6 be deleted in its entirety, or amended to add the following text to the end of the policy: "or in the case of Regionally Significant Infrastructure, if avoidance is not practicable because of the functional needs of infrastructure then remedy or mitigate." or insert a reference to the provisions of Chapter 30.	2.2.2-20.2.2 Objective - High quality amenity values and residential character are maintained .....	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.7	Oppose	That 'electricity supply' be added as a matter of discretion where buildings in the Settlement Zone require resource consent.	2.4-20.4 Rules - Activities	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.8	Oppose	That a new rule be added to section 20.6 Non-notification of Applications: "For any application for resource consent where Rule 20.4.6(g) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991." And make a consequential amendment to Rule 20.6.2 to add an exception for the new rule, for example by adding the words "Except as provided for under Rule 20.6.x" at the beginning of Rule 20.6.2.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require the written approval....	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.18	Oppose	That a new matter of discretion be added to Rule 20.4.6: "Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that infrastructure."	2.4-20.4 Rules - Activities	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.19	Oppose	That the following new standard for activities in the Settlement Zone be added to Table 20.5, with 'non-complying' status for breaching the standard: "Setback from Electricity Sub transmission Infrastructure or Significant Electricity Distribution Infrastructure Buildings shall be setback from Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps so as to avoid any adverse effects on that infrastructure For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice."	2.5-20.5 Rules - Standards	Reject
3153	Peirce	Simon	Aurora Energy Limited	3153.20	Oppose	That the following advice note be added to section 20.3.3: "New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. To assist plan users in complying with NZECP34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps. For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice."	2.3-20.3 Other Provisions and Rules	Accept
3155	Osborne	Stephan		3155.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3156	Scothorne	Tegan		3156.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3157	Lagan	Therese		3157.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3158	Taylor	Tim		3158.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3159	Keating	Victoria		3159.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject

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

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

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

3223	Ferguson	Shirley	Christine and David Benjamin	3223.9	Oppose	That Policy 20.2.2.2 be amended to replace 'low intensity' with 'low density.'	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.10	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.11	Support	That Policy 20.2.3.1 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.12	Oppose	That Policy 20.2.3.7 be rejected.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.13	Support	That Policy 20.2.3.8 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.14	Support	That Policy 20.2.3.9 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.15	Oppose	That a new policy be added for the Glenorchy Marina/Tourism Sub-Zone.		Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.16	Oppose	That reference to Glenorchy Marina/Tourism Sub-Zone be added to 20.3.2.4.	2.3.2-20.3.2 Interpreting and Applying the Rules	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.17	Oppose	That a new rule be added as follows: "Within the Glenorchy Marina/Tourism Sub-Zone identified on Planning Map 25: Glenorchy Marina and Tourism related activities. Activity Status: Controlled Activity. Control is reserved to: (a) the location and scale of activities (b) hours of operation (c) parking, access and traffic generation (d) servicing and waste management (e) landscaping."	2.4-20.4 Rules - Activities	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.18	Oppose	That Rule 20.5.10 be amended be adding the following: "except within the Commercial Precincts, Visitor Accommodation Sub-Zones and Glenorchy Marina Sub-Zone".	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.19	Oppose	That Rule 20.5.12.2 be amended as follows: "Glenorchy: ... except within the Glenorchy Marina/Tourism Sub-Zone 7m.". Or alternatively, insert "and the Glenorchy Marina/Tourism Sub-Zone" to Rule 20.5.13.1 after "Commercial Precincts".	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.20	Oppose	That Rule 20.5.18 be amended from a non-complying activity status to controlled, with control reserved to landscaping, and any other matters as set out in the supporting policy.	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.21	Oppose	That Rule 20.5.19 be amended as follows: "Activity Status: Restricted Discretionary. Discretion is restricted to: (a) Setting of minimum flood levels (b) mitigation of the effects of flooding."	2.5-20.5 Rules - Standards	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.22	Oppose	That "Flood Risk (Rule 20.5.19)" be added to 20.6.2 Non-Notification of Applications.	2.6.2-20.6.2 The following Restricted Discretionary activities shall not require the written approval....	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.23	Oppose	That variation to Rule 25.5.3 be amended to clarify that the maximum total volume applies to a site, not the Settlement Zone.	2.7.2-Variation to Chapter 25 - Earthworks	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.30	Support	That the variation to Rule 27.6.1 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.31	Support	That the variation Rule 7.7.11 be retained as notified.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Accept
3223	Ferguson	Shirley	Christine and David Benjamin	3223.32	Oppose	That variation to 36.5.2 be amended to specify the assessment location for Glenorchy Marina and Tourism Sub-Zone as being "at the boundary of the Glenorchy Marina and Tourism Sub-Zone."	2.7.6-Variation to Chapter 36 - Noise	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.43	Oppose	That a new rule be inserted following Rule 20.4.5, as follows: "Within the Glenorchy Marina/Tourism Sub-Zone identified on Planning Map 25: Buildings for Glenorchy Marina and Tourism related activities. Activity Status: Controlled. Control is reserved to: (a) the location, design and external appearance of buildings (b) hours of operation (c) parking, access and traffic generation (d) servicing and waste management (e) landscaping."	2.4-20.4 Rules - Activities	Reject
3223	Ferguson	Shirley	Christine and David Benjamin	3223.44	Oppose	That any consequential amendments to give effect to the submission are made.		Reject
3229	Shaw	Richard	NZ Transport Agency	3229.1	Support	That Policy 20.2.1.2 be retained as notified.	2.2-20.2 Objectives and Policies	Accept

3229	Shaw	Richard	NZ Transport Agency	3229.2	Support	That Policy 20.2.3.2 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.3	Support	That Policy 20.2.3.3 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.4	Support	That Policy 20.2.3.6 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.5	Support	That Policy 20.2.3.9 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.6	Support	That Policy 20.2.3.10 be retained as notified.	2.2-20.2 Objectives and Policies	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.7	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.8	Support	That Rule 20.4.7 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.9	Support	That Rule 20.4.10 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.10	Support	That Rule 20.5.11 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3229	Shaw	Richard	NZ Transport Agency	3229.33	Support	That Rule 20.4.9 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3233	White	Robert	Marovid Trust	3233.3	Oppose	That a Policy be included for Hawea to acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate in Hawea.		Reject
3250	Barker	Amy		3250.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3252	Hoffman	Craig		3252.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.4	Support	That Rule 20.5.4 be retained as notified.	2.5-20.5 Rules - Standards	Accept
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.5	Oppose	That Rule 20.5.7.1 be amended to add new clause: "At Lake Hawea - Domain Acres, where the minimum building setback shall be 5m from Domain Road."	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.6	Oppose	That Rule 20.5.12 be amended to add a new clause: "Lake Hawea - Domain Acres: 7m".	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.7	Oppose	That Rule 27.6.1 be amended to add "Lake Hawea - Domain Acres" to list of settlements following Kingston.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.8	Oppose	That a structure plan be added to Chapter 27 Subdivision and Development for Lake Hawea - Domain Acres as shown in the attachment to submission 3221.	2.7.3-Variation to Chapter 27 - Subdivision and Development	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.9	Oppose	That a residential density of 800m <sup>2</sup> be added in respect of Domain Acres block (Lot 1 DP 304937).	2.5-20.5 Rules - Standards	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.10	Oppose	That any consequential amendments be made to give effect to the submission.		Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.11	Oppose	That a requirement for a 5 metre wide landscaping strip along the Domain Road frontage of the Domain Acres site, to be planted with native species, be added to Chapter 20.		Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.12	Oppose	That an additional objective and supporting policies to guide development at Lake Hawea settlement that is in accordance with the indicative structure plan attached to submission 3221 be added to Chapter 20.	2.2-20.2 Objectives and Policies	Reject
3261	Ford	Aaron and Sally	Sally and Aaron Ford	3261.13	Oppose	That the internal boundary standard of 2 metres minimum building setback be applied to the Domain Acres sites.	2.5-20.5 Rules - Standards	Reject
3287	Association Inc	Hawea Community		3287.8	Oppose	That the lot size for the Lower Density Suburban Residential Zone in Hawea should not be permitted to go below 450m <sup>2</sup> .		Reject
3287	Association Inc	Hawea Community		3287.9	Oppose	That lot sizes of 300m <sup>2</sup> be applied through gentle density should be specifically excluded for Hawea.		Reject

3287	Association Inc	Haweia Community		3287.10	Oppose	That a planned, forward thinking, proactive and thoughtful proposal be provided.		Reject
3287	Association Inc	Haweia Community		3287.12	Oppose	That the following text from the Operative District Plan Township Zone be retained and amended as follows: 9.1.3.1 Hawea: The Hawea township is situated on the southern shores of Lake Hawea. It has developed as a residential area for both permanent and holiday populations with some non-residential activities distributed throughout the town. A settlement is also established at Hawea Flat. A significant feature is an extensive lakeshore setting. Issues 1.1. Protection of visual amenity. 1.2. Maintenance and enhancement of access to the lake. 1.3. Retention of present residential amenity and character. 1.4. Capacity for sewage treatment disposal 1.5. Avoidance of excessive shading, loss of vistas and inappropriate planting of exotic tree species.		Reject
3287	Association Inc	Haweia Community		3287.13	Oppose	That Policy 1.1 of the Operative District Plan Township Zone be retained relating to rules pertaining to well defined and consolidated township boundaries.		Reject
3287	Association Inc	Haweia Community		3287.14	Oppose	That Rule 9.2.3.5 ii from the Operative District Plan Township Zone be retained and amended as follows: Prohibited activity in Hawea to plant the following species: Pinus Radiata Pinus Muricata All Eucalyptus varieties.		Reject
3287	Association Inc	Haweia Community		3287.15	Oppose	That Rule 9.2.4 xi a of the Operative District Plan Township Zone be retained as follows: Boundary Planting (Haweia) No trees or hedgerows shall exceed 1.9m in height within 2m of the boundary, at any point of its length.		Reject
3287	Association Inc	Haweia Community		3287.16	Oppose	That Rule 9.2.5.2 iv of the Operative District Plan Township Zone be retained as follows: Heavy vehicle storage No more than one heavy vehicle shall be stored or parked overnight on any site for any activity except within Commercial Precincts and Visitor Accommodation Sub Zones. The standard applies to residential and non-residential activities cumulatively.		Reject
3287	Association Inc	Haweia Community		3287.17	Oppose	That Rule 9.2.5.2 v of the Operative District Plan Township Zone be retained as follows: Boarding and keeping of Animals No animals, except for domestic pets, shall stay overnight on a site except for a maximum of four animals in the care of a veterinarian for medical purposes. There shall be no keeping of pigs and/or commercial livestock.		Reject
3287	Association Inc	Haweia Community		3287.18	Oppose	That Rule 9.2.5.2 vi of the Operative District Plan Townships Zone be amended and retained as follows: a. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min) (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min) (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. c. The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.		Reject
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.1	Support	That Rule 20.4.4 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.2	Support	That Rule 20.4.5 be retained as notified.	2.4-20.4 Rules - Activities	Accept
3288	Gurshin	Kristina	Fire and Emergency New Zealand	3288.3	Oppose	That Rule 20.4.6 be amended as follows: Within Commercial Precincts identified on the Planning Maps: Buildings Activity Status = amend from Restricted Discretionary to Controlled Activity Amend from 'discretion is restricted...' to 'control is reserved to...'	2.4-20.4 Rules - Activities	Reject

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

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

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

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

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

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

3342	Hanley	Warren	Otago Regional Council	3342.3	Support	That Policy 20.2.2.2 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.4	Support	That Policy 20.2.2.3 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.5	Support	That Policy 20.2.2.4 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.6	Support	That Policy 20.2.2.5 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.7	Support	That Policy 20.2.2.6 be retained as notified.	2.2.2-20.2.2 Objective - High quality amenity values and residential	Accept
3342	Hanley	Warren	Otago Regional Council	3342.8	Support	That Objective 20.2.1 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.9	Support	That Policy 20.2.1.1 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept in part
3342	Hanley	Warren	Otago Regional Council	3342.10	Support	That Policy 20.2.1.2 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3342	Hanley	Warren	Otago Regional Council	3342.11	Support	That Policy 20.2.1.3 be retained as notified.	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is	Accept
3342	Hanley	Warren	Otago Regional Council	3342.12	Support	That the provisions relating to flooding, including rule 20.5.19, be retained as notified.	2.5-20.5 Rules - Standards	Accept
3342	Hanley	Warren	Otago Regional Council	3342.13	Oppose	That additional natural hazard layers be considered within the Settlement Zone.		Reject
3342	Hanley	Warren	Otago Regional Council	3342.14	Oppose	That additional building controls relating to natural hazards be considered in the Settlement Zone.		Reject
3342	Hanley	Warren	Otago Regional Council	3342.15	Support	That Objective 20.2.3 be retained as notified.	2.2.3-20.2.3 Objective - Commercial, community and visitor accommodation	Accept
3343	Farrell	Ben	WAYFARE GROUP LIMITED	3343.20	Oppose	That a new policy is inserted, being to "Provide for increased residential density and built development that supports the use of long-term rental and worker accommodation".	2.2.1-20.2.1 Objective - Well designed, low intensity residential development is enabled ....	Reject
3343	Farrell	Ben	WAYFARE GROUP LIMITED	3343.21	Oppose	That all development standards are amended, so that the construction and use of land and buildings for the purposes of long-term rental and worker accommodation activities cannot be non-complying activities, even if they infringe zone standards.	2.5-20.5 Rules - Standards	Reject
3380	Neilson	Dave		3380.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3387	Murray	Debra		3387.1	Support	That the notified rezoning of the already developed parts of Hawea to Lower Density Suburban Zone, with a density of 450m <sup>2</sup> and flexibility of 300m <sup>2</sup> per residential unit, be retained as notified.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Accept
3389	Anderson	Colin & Norma		3389.11	Oppose	That the minimum setback from waterbodies in Rule 20.5.15 be reduced from 7m to 1m.	2.5-20.5 Rules - Standards	Reject
3391	Farrell	Ben	Blackthorn Limited	3391.1	Oppose	That the parking rules and standards in Chapter 29 (Transport) be amended as they relate to the Settlement Zone to roll over the Operative District Plan provisions, except as follow: No more than one coach park be required per site (regardless of the nature and scale of the activity). Visitor accommodation or commercial activities within the Commercial Precinct or Visitor Accommodation Sub-Zone should not be required to provide parking onsite, specifically any parking requirements should permit offsite parking including along the entire site frontage (including within the legal road).	2.7.4-Variation to Chapter 29 - Transport	Reject
3391	Farrell	Ben	Blackthorn Limited	3391.2	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be provided.	2.7.4-Variation to Chapter 29 - Transport	Reject
31002	Horne	Chris	Spark, Chorus and Vodafone	31002.1	Oppose	That a new clause be added to Rule 30.5.6.6 that provides for 15m high poles in the Cardrona Settlement Zone where there is a single operator and 18m high poles where multiple operators are located on the same pole.		Reject
31003	Sanderson	Ross		31003.1	Oppose	That the Cardrona Village Character Guidelines limit buildings to two storeys in height.	2.8-Amendments to the Cardrona Character Guideline 2012	Reject

31003	Sanderson	Ross		31003.2	Oppose	That Rule 20.5.12.5 of Chapter 20 (Settlement Zone) be amended to remove or change the three storey height limit in the village of Cardrona.	2.5-20.5 Rules - Standards	Reject
31007	Telfer	Simon	Active Transport Wanaka	31007.1	Oppose	That safe and protected cycle way infrastructure be mandated for Cardrona village.		Reject
31009	Wallace	Chelsea	Southern District Health Board	31009.7	Oppose	That Plan Change 3b make the reticulation of drinking water and wastewater in the Cardrona settlement a priority.		Reject
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.1	Support	That the proposed variation to Chapter 20 (Settlement Zone) to provide for the Cardrona Village Character Guideline 2012 as a matter to consider in the consideration of certain types of development be retained as notified.		Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.2	Support	That the amendments to the Cardrona Character Guidelines 2012 be retained as notified.	2.8-Amendments to the Cardrona Character Guideline 2012	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.3	Support	That proposed Rule 20.5.5.1 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.4	Support	That proposed Rule 20.5.5.2 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.5	Support	That Rule 20.5.7.1 (b) be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.6	Support	That Rule 20.5.9 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	31011.7	Support	That Rule 20.5.12.5 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.1	Oppose	That a new policy is inserted into section 20.2 of the District plan that provides for new residential accommodation including increased residential density if it is for the purposes of long-term rental or worker accommodation. Suggested wording is: "Provide for increased residential density and built development that supports the provision of long-term rental and worker accommodation".	2.2-20.2 Objectives and Policies	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.2	Oppose	That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to conform to any minimum residential density standards.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.3	Oppose	That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities cannot be classified as non-complying activities.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.4	Oppose	That all development standards are amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to provide onsite parking.	2.5-20.5 Rules - Standards	Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.5	Oppose	That all development standards be amended as required so that the construction and use of land and buildings for the purposes of long-term rental or worker accommodation activities are not required to 'achieve' consistency with the Design Guidelines but rather 'promote' consistency with the Design Guidelines. This could potentially be achieved by amending Policy 20.2.2.4 to replace the word 'achieving' with 'promoting'.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.6	Oppose	That any duplication between the matters contained within the Design Guidelines and provisions already in the text of the Proposed District Plan, for example within matters of restricted control/discretion, and standards be removed.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.7	Oppose	That clarity be provided that the Design Guidelines do not apply to any permitted activities.		Reject

31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.8	Oppose	That except for the changes requested in the submission, the provisions relating to the Cardrona Village be retained as notified, or amended in a manner which aligns with the submission.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.9	Oppose	That any such further, more refined, additional, other or alternative amendments be made that might give effect to the submission.		Reject
31018	Farrell	Ben	Cardrona Alpine Resort Limited	31018.10	Support	That the intent of the variation of Chapter 20 (Cardrona Settlement Zone) to promote and enable additional housing opportunities in the Cardrona Settlement Zone, particularly for worker accommodation, be retained as notified.		Accept
31019	Grace	Tim	Cardrona Village Ltd	31019.6	Oppose	That text be added to the fourth paragraph in section 20.1 as follows: ... and Cardrona Valley Road "and the hotels at the intersection of Soho Street and Rivergold Way and provides for a mix of retail, commercial, commercial recreation, community and visitor accommodation activities". Throughout ... accommodation activities "and low to medium intensity residential (such as duplex and terrace housing and small-scale apartments) activities."	2.1-20.1 Purpose	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.7	Oppose	That the last two sentences of the fourth paragraph in section 20.1 of the District Plan be deleted, or amended by adding the following in the second-to-last sentence: The Cardrona Village Character Guideline 2012 "provides broad design guidance" for all development ... and adding the following to the end of the paragraph: "The Guideline is, however, now dated and in need of review. A review of the Guideline will provide the design basis for Cardrona into the future consistent with the new Settlement Zone provisions. The Guideline will therefore be reviewed, and the new Guideline incorporated into the Cardrona Settlement Zone through a plan change. Until the review is completed the Guideline should be taken into account but does not need to be given effect to."	2.1-20.1 Purpose	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.8	Oppose	That Policy 20.2.2.4 be amended by deleting the following words from the policy: "and achieving consistency with the Cardrona Village Character Guideline 2012".	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.9	Oppose	That the following new objective be inserted into section 20.2 of the District Plan, or words to like effect: "Comprehensive master planned mixed use development is enabled within the Settlement Zone at Cardrona to provide for local and visitor convenience and to support the local economy and tourist attractions, in a way that will maintain the character and amenity of the existing village, and protect the Outstanding Natural Landscape within the wider Cardrona valley from inappropriate development."	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.10	Oppose	That the following policy be added to section 20.2 of the District Plan, or words to like effect: "Provide for a mix of retail, commercial recreation, community, visitor accommodation and above ground floor level residential activities within the Commercial Precinct of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape."	2.2-20.2 Objectives and Policies	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.11	Oppose	That the following new policy be added to section 20.2 of the District Plan, or words to like effect: "Provide for a mix of visitor accommodation and low to medium density residential (such as duplex and terrace housing and small-scale apartments) activities within the Visitor Accommodation Sub-zone of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape."	2.2-20.2 Objectives and Policies	Reject

31019	Grace	Tim	Cardrona Village Ltd	31019.12	Oppose	That the variation to add the matter of discretion "At Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion 20.4.7 (a) to (j)" be rejected.	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.13	Oppose	That a new permitted activity rule be inserted into Table 20.4 as follows, or words to like effect: "Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities."	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.14	Oppose	That the following permitted activity rule be inserted into Table 20.4: "Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - P".	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.15	Oppose	That a restricted discretionary activity rule be added to Table 20.4 for buildings (including ancillary activities) within the Commercial Precinct and/or Visitor Accommodation Sub-zone at Cardrona identified on the Planning Maps, with matters of discretion restricted to (or words to like effect): "a. the location, nature and scale of activities within buildings; b. design, scale and appearance of buildings; c. parking, access and traffic generation; d. landscaping; e. signage platforms; f. noise; g. servicing; h. hours of operation, including in respect of ancillary activities; i. design, scale and appearance of buildings; j. location and screening of recycling and waste; and k. natural hazards."	2.4-20.4 Rules - Activities	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.16	Oppose	That the following exclusion be added to Standard 20.5.1 in Table 20.5 of the District Plan (or words to like effect): "Except that this standard shall not apply to residential activities within the Cardrona Settlement Zone where multiple unit residential development is provided for on sites. There shall be no minimum site sizes in the Commercial Precinct or the Visitor Accommodation Sub-zone at Cardrona. Subdivision will be provided around existing buildings or development and/or in accordance with an approved land use consent."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.17	Oppose	That the following new controlled activity rule be inserted into Table 27.7, or words to like effect: "Cardrona Settlement Zone: Subdivision around existing buildings and development and/or subdivision in accordance with an approved land use consent within the Cardrona Settlement Zone that complies with standard x and/or standard y. x. Prior to subdivision around existing buildings and development occurring, all development must meet one of the following matters: a. have existing use rights; or b. comply with the relevant Zone and District Wide rules; or c. be in accordance with an approved land use resource consent. y. Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans."	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.18	Oppose	That the proposed variation to add "Cardrona" to Rule 27.6.1 be rejected.	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.19	Oppose	That the proposed Variation to add Rule 20.5.5.2 be rejected.	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.20	Oppose	That the exception to the minimum road boundary setback for Cardrona in Rule 20.5.7.1(b) be amended so that it reads as follows: "At Cardrona, where buildings can be built up to the road boundary."	2.5-20.5 Rules - Standards	Reject

31019	Grace	Tim	Cardrona Village Ltd	31019.21	Oppose	That standard 20.5.8 be amended so that part (b) related to Cardrona is deleted and replaced with the following, or words to like effect: The length of any building façade above the ground floor level shall not exceed 16m, "except that within the Commercial Precinct at Cardrona, the length of any building façade above the ground flood level shall not exceed 20m, without appropriate modulation and/or recession being provided within building façade."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.22	Oppose	That Rule 20.5.9 be amended so that (i) only applies at Glenorchy and a new standard (ii) is inserted to apply to Cardrona, worded as follows (or words to like effect): "All buildings within the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.23	Support	That notified Rule 20.5.12 be retained as notified.	2.5-20.5 Rules - Standards	Accept
31019	Grace	Tim	Cardrona Village Ltd	31019.24	Oppose	That Rule 20.5.14 be amended by adding an exception as follows, or words to like effect: "Recession planes do not apply on sites located within the Commercial Precinct at Cardrona."	2.5-20.5 Rules - Standards	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.25	Oppose	That Rule 20.6.2 be amended as follows: ... a. Buildings located within a Commercial Precinct (Rule 20.4.6) "and the Visitor Sub-zone at Cardrona" b. Visitor accommodation "and residential dwellings" located within a Visitor Accommodation Sub-zone or Commercial Precinct (Rule 20.4.7) ...	2.3-20.3 Other Provisions and Rules	Reject
31019	Grace	Tim	Cardrona Village Ltd	31019.26	Oppose	That any other similar or alternative decision as is necessary to provide for the general outcome that is being sought by the changes requested in the submission, including retention of the operative Rural Visitor Zone.		Reject
31023	Vincent	Nicolle	Fire and Emergency New Zealand	31023.1	Oppose	That the variation to Rule 20.4.6 be amended as follows: Within Commercial Precincts identified on the Planning Maps: Buildings Activity Status = Controlled Activity Control is reserved to: a. design, scale and appearance of buildings; b. signage platforms; c. lighting; d. landscaping; e. servicing; g. natural hazards; f. At Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion 20.4.6(a) to (e).	2.4-20.4 Rules - Activities	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.2	Oppose	That commercial, retail or service activities in addition to those provided for by Rules 46.4.2 and 46.4.3 are allowed for either as a Restricted Discretionary or Discretionary activity for the whole zone or in the alternative, for the commercial precinct.		Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.3	Oppose	That commercial activities should be allowed along Soho Street to its intersection with Rivergold Way if not throughout Cardrona.		Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.4	Support	That the Cardrona Village Character Guidelines 2012 be retained as notified.	2.8-Amendments to the Cardrona Character Guideline 2012	Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.5	Support	That the 12 metre building height limit be retained as notified.	2.5-20.5 Rules - Standards	Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.6	Oppose	That the building coverage in the visitor accommodation precincts should be 80%.	2.5-20.5 Rules - Standards	Reject

31027	Lee	Michael and Louise	airey consultants ltd	31027.7	Oppose	That the 3 metre road setback is supported or a 1 metre setback for standalone houses on individual/communal titles; but the rules allow terraced houses/apartments that have no internal setbacks if created on a lot but complies with the 1 metres setback on the external side and rear boundaries.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.8	Oppose	That the requirement for buildings to have a gable roof form in Cardrona be rejected.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.9	Oppose	That the Rural Visitor Zone in Cardrona have no minimum lot area.	2.6-Variation to PDP Chapter 27 - Subdivision and Development	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.11	Support	That intent of the Cardrona Settlement Zone to allow for commercial activities including retail be retained as notified.		Accept
31027	Lee	Michael and Louise	airey consultants ltd	31027.12	Oppose	That an 80% lot coverage apply in Cardrona.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.13	Oppose	That in Cardrona the zone allow for 3 metre front yards and 1 metre side yards on lot boundaries with no restrictions between apartments/terraced housing developments within a lot.	2.5-20.5 Rules - Standards	Reject
31027	Lee	Michael and Louise	airey consultants ltd	31027.15	Oppose	That some commercial activities be allowed in the middle of the Cardrona village.		Accept in part
31047	Roberts	Jenny		31047.1	Oppose	That the Cardrona Character Guidelines are rejected until it resolves the lack of open recreational space.		Reject
31047	Roberts	Jenny		31047.2	Oppose	That the Cardrona Character Guidelines are rejected until additional car-parking that is not privately owned is addressed.		Reject
3315	Vining	Melissa	D.M. & M.E. Bryce Limited	3315.1	Support	That the proposed limits to buildings and activities within the Commercial precincts are supported as notified.		Accept
3328	Gresson	Ben	Quartz Commercial Group Limited	3328.4	Oppose	That a new Rule be included that provides for licensed premises as a controlled activity, with control in respect of the following; a. the scale of the activity; b. effects on amenity (including that of adjoining residential zones and public reserves); c. the provision of screening and/or buffer areas between the site and adjoining residential zones; d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and e. noise issues, and hours of operation, with any consequential changes.	2.7.1-Variation to Chapter 7 - Lower Density Suburban Residential	Reject
31009	Wallace	Chelsea	Southern District Health Board	31009.1	Support	That the inclusion of Cardrona as a settlement within the District Plan be retained as notified.		Accept