

Part Three – Urban Environment

Submitter Number:	183	Submitter:	James & Jeanette Cullen
Contact Name:		Email:	jj.cullen@xtra.co.nz
Address:	38 Stewart Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	183.2	Provision:	4-Part Three - Urban Environmant
Position:	Oppose		
Summary of Submission	Opposes any changes to existing regulations for residential or commercial development in Old Frankton.		

Submitter Number:	462	Submitter:	Joel van Riel
Contact Name:		Email:	joelvanriel@hotmail.co.nz
Address:	4 Sam John Place, Hawea, NZ, 9382		

Point Number	462.3	Provision:	4-Part Three - Urban Environmant
Position:	Support		
Summary of Submission	Rezone Sam John Place to allow minimum half acre lots.		

Submitter Number:	472	Submitter:	Guy Simpson
Contact Name:		Email:	guysimpson@windowsslive.com
Address:	76 Grandview Road, RD 2, Wanaka, New Zealand, 9382		

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

Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.

Submitter Number:	528	Submitter:	Shotover Country Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	528.7	Provision:	4-Part Three - Urban Environment
Position:	Oppose		
Summary of Submission	Amend the Queenstown UGB (Chapter 4) as follows: Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.		

Submitter Number:	561	Submitter:	Three Beaches Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	561.1	Provision:	4-Part Three - Urban Environment
Position:	Not Stated		
Summary of Submission	5.1 The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled (as outlined in Points 4.1 and 4.2). This outcome will: - Promote or give effect to Part 2 of the Act; - Meet the Section 32 requirements of the Act, and - Is the most appropriate method for achieving the objectives of the PDP having regard to its efficiency and effectiveness, and taking into account the costs and benefits. 5.2 The PDP is modified as per the points addressed in Point 4.3 above.		

Submitter Number:	568	Submitter:	Grant Laurie Bissett
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	568.5	Provision:	4-Part Three - Urban Environmant
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. That visitor accommodation is recognised as vital to the Queenstown Lakes Districts economy and that its provision in the Low Density Residential Zone and Medium Density Residential Zone and High Density Residential Zone in particular is encouraged.		

Submitter Number:	586	Submitter:	J D FAMILTON and Sons Trust
Contact Name:	Herb FAMILTON	Email:	herb@fAMILTON.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		
Point Number	586.23	Provision:	4-Part Three - Urban Environmant
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Visitor Accommodation Zone. Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."		

Submitter Number:	683	Submitter:	L.S.P Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 1383, Queenstown, New Zealand, 9348		
Point Number	683.1	Provision:	4-Part Three - Urban Environmant
Position:	Support		
Summary of Submission	L.S.P supports the zoning proposed for its land and in particular the provisions that provide for visitor accommodation development. L.S.P considers that the land has ideal attributes for visitor accommodation and seeks that the District Plan provisions as they are proposed to apply to Lot 2 DP 363520 remain unchanged.		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		
Point Number	752.5	Provision:	4-Part Three - Urban Environmant
Position:	Not Stated		
Summary of Submission	Current Arrowtown Urban boundaries are maintained.		
Point Number	752.6	Provision:	4-Part Three - Urban Environmant
Position:	Not Stated		
Summary of Submission	The housing density in all Arrowtown Urban Zones shall not be increased on the basis of current measured PM10 concentrations, or respirable particulate matter in the atmosphere. This is known to have a severe effect on the health of people.		

Point Number	752.7	Provision:	4-Part Three - Urban Environment
Position:	Not Stated		
Summary of Submission	Reference to the Arrowtown Design Guidelines 2006 is removed from the proposed plan and reference made to new Guidelines that reflect the current character of Arrowtown and which have been subject to consultation under a RMA process as for the Proposed Plan. Preferably all planning and landscape requirements shall be part of the Proposed District Plan and not a separate document.		
Point Number	752.13	Provision:	4-Part Three - Urban Environment
Position:	Not Stated		
Summary of Submission	Footpath, curbing and channeling and street lighting to the appropriate NZ Standards shall be prescribed for all Zones in Arrowtown.		
Point Number	752.18	Provision:	4-Part Three - Urban Environment
Position:	Not Stated		
Summary of Submission	In the unlikely event of infill housing being permitted a section 32 report shall be prepared covering the cost of infrastructural service upgrades requirements and the implications of increased PM10 particulate on the health of residents. Rules in the Plan to ensure that neighbors are appropriately consulted and compensated for loss of amenity values and rules to ensure sufficient motor vehicle parking is provided for at least four vehicles on each property.		
Point Number	752.19	Provision:	4-Part Three - Urban Environment
Position:	Not Stated		
Summary of Submission	The Plan shall require adequate street storm water drainage in all locations in the Arrowtown Urban Zone and provision is made to "treat" (grass berms, infiltration) storm water before discharge into the Arrow River.		

Submitter Number:	775	Submitter:	H R & D A Familton
Contact Name:	Herb R Familton	Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		

Point Number	775.23	Provision:	4-Part Three - Urban Environmant
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Visitor Accommodation Zone. Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."		

Submitter Number:	803	Submitter:	H R FAMILTON
Contact Name:		Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		

Point Number	803.23	Provision:	4-Part Three - Urban Environmant
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Visitor Accommodation Zone. Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."		

Submitter Number:	810	Submitter:	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
Contact Name:	Tim Vial	Email:	tim@ktkoltd.co.nz

Address:	PO Box 446, Dunedin, New Zealand, 9054		
Point Number	810.35	Provision:	4-Part Three - Urban Environmant
Position:	Not Stated		
Summary of Submission	Add a new policy for the Queenstown, Wanaka and Arrowtown Town Centre Zones :		
	Ensure that development responds to and protects the values of wahi tupuna.		

Chapter 7 – Low Density Residential

Submitter Number:	9	Submitter:	Terry Drayon
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		

Point Number	9.1	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Opposes increase in density to 1 unit per 300m2 and requests retention of existing rules for the low density residential zone. Requests removal of rates increases for visitor accommodation, and instead impose a 'bed tax' on tourists.		

Submitter Number:	16	Submitter:	ds ee properties ltd
Contact Name:	Don Lawrence	Email:	eeee@xtra.co.nz
Address:	1033 Frankton road, frankton, Queenstown, New Zealand, 9300		

Point Number	16.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.5	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Opposes the chapter provisions generally		

Submitter Number:	22	Submitter:	Raymond Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	22.2	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Supports the chapter provisions generally.		

Point Number	22.3	Provision:	138-7 Low Density Residential > 139-7.1 Zone Purpose
Position:	Support		
Summary of Submission	Supports the provision		

Point Number	22.4	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies
Position:	Support		
Summary of Submission	Supports the provision		

Point Number	22.5	Provision:	138-7 Low Density Residential > 177-7.3 Other Provisions and Rules

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

Submitter Number:	24	Submitter:	Hayden Tapper
Contact Name:		Email:	handjtapper@gmail.com
Address:	c/- 320 Otautau Nightcaps Road, Otautau , RD1 Southland, New Zealand, 9689		
Point Number	24.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
Position:	Support		
Summary of Submission	Supports objective as it relates to the submitters property.		

Point Number	24.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
Position:	Support		
Summary of Submission	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.		
Point Number	24.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
Position:	Support		
Summary of Submission	Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.		
Point Number	24.5	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
Position:	Oppose		
Summary of Submission	Completely opposes the Rule. Requests deletion of rule. Provide exemption which provides for two dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other rules) to achieve the same residential density allowance that applies under the operative district plan for properties in the Air Noise Boundaries.		

Submitter Number:	32	Submitter:	Leigh Fountain
Contact Name:		Email:	leighfountain@gmail.com
Address:	4 Niger Street, Wanaka, New Zealand, 9305		
Point Number	32.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	supports increase in low density lots close to town. strongly supports low density residential plan change for DP 300273.		

Submitter Number:	33	Submitter:	Dan Fountain
Contact Name:		Email:	danfountainandco@gmail.com
Address:	4 Niger Street, Wanaka, New Zealand, 9305		
Point Number	33.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	supports increase in low density lots close to town.		

Submitter Number:	34	Submitter:	Robert A Fountain
Contact Name:		Email:	tonyfountain@outlook.com
Address:	26 Kings Drive, Wanaka, New Zealand, 9305		
Point Number	34.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	supports increased low density lots close to town in Wanaka, as shown on Map 22		

Submitter Number:	35	Submitter:	Keith Hubber Family Trust No 2
Contact Name:	Keith Hubber	Email:	keithhubber@xtra.co.nz
Address:	45 Rosewood Drive, Rosedale, Invercargill, New Zealand, 9810		

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

Submitter Number:	36	Submitter:	Malcolm, Anna McKellar, Stevenson
Contact Name:		Email:	malcolmandanna@me.com
Address:	19 Rimu Street, Riccarton, Christchurch, New Zealand, 8041		
Point Number	36.1	Provision:	138-7 Low Density Residential >

Position: Oppose

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

Point Number 36.3 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

Position: Support

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

Point Number 36.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3

Position: Support

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

Point Number 36.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4

Position: Support

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

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

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

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

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

Submitter Number:	48	Submitter:	Kerr Ritchie Architects
Contact Name:	Pete Ritchie	Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		

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

Submitter Number:	60	Submitter:	Mike Hansen
Contact Name:		Email:	hansens2@xtra.co.nz
Address:	P O Box 378, Queenstown, New Zealand, 9348		
Point Number	60.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks.		
Point Number	60.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Low Density Residential Zone of "Old Frankton" in particular.		
Point Number	60.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
Position:	Support		
Summary of Submission	The Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Low Density Residential Zone of "Old Frankton" in particular.		

Submitter Number:	62	Submitter:	Stonebrook Properties Limited
Contact Name:	Iain Valentine	Email:	ia@valentinenz.net
Address:	PO Box 28479, Remuera, Auckland, New Zealand, 1541		
Point Number	62.2	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.		

Submitter Number:	65	Submitter:	John Blennerhassett
Contact Name:		Email:	john@theestuary.co.nz
Address:	6B Panorama Road, Clifton, Christchurch, New Zealand, 8081		
Point Number	65.6	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		

Submitter Number:	66	Submitter:	Keith Syme
Contact Name:		Email:	symequenestown@actrix.co.nz
Address:	15 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
Point Number	66.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

Submitter Number:	67	Submitter:	Keith Syme
Contact Name:		Email:	symequenestown@actrix.co.nz
Address:	15 Stewart Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	67.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
Position:	Oppose		
Summary of Submission	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		

Point Number	67.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
Position:	Oppose		
Summary of Submission	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		

Point Number	67.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
Position:	Support		
Summary of Submission	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding building heights for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		

Submitter Number:	72	Submitter:	Kelvin Peninsula Community Association
Contact Name:	Phillipa Cook	Email:	talk2kpca@gmail.com
Address:	6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300		
Point Number	72.1	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports in part, with suggested additional considerations for the zone in the area of Kelvin Peninsula: 1. - infrastructure adequate in quality/longevity to sustain planned and zoned growth. Especially sewerage, as it is understood the current system was built to sustain 600 properties not the proposed extra 1800. We also understand the original pipes are of poor quality. 2. - a local shopping centre 3. - LDR zone boundary to align with Mee's land 4.		
Point Number	72.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports general concepts of low density to become gentle density.		

Submitter Number:	78	Submitter:	Jennie Blennerhassett
Contact Name:		Email:	jennieblen@xtra.co.nz
Address:	19 Dale Street, Albert Town, Wanaka, 9305		
Point Number	78.6	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.		

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

Contact Name: **Email:**

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

Point Number 83.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

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

Point Number 83.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

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

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

Point Number 83.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

Summary of Submission the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of “Old Frankton” in particular.

Point Number 83.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

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

particular.

Submitter Number:	87	Submitter:	Shelley McMeeken
Contact Name:		Email:	shelley@dyslexia.net.nz
Address:	9 Cotter Avenue, Arrowtown, New Zealand, 9302		

Point Number	87.6	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.		

Submitter Number:	89	Submitter:	Emma Chisholm
Contact Name:		Email:	emma_chisholm@hotmail.com
Address:	33 Oregon Drive, Kelvin Heights, Queenstown, 9300		

Point Number	89.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
Position:	Oppose		
Summary of Submission	Opposes site density of 300m2 for infill development in the LDR Zone and requests that the site area size be increased to at least 400m2. Supports the need for infill development in Queenstown generally.		

Submitter Number:	94	Submitter:	Ross Hawkins

Contact Name:		Email:	ross.hawkins@sothebysrealty.com
Address:	47 Mountain View Road, Dalefield, Queenstown, New Zealand, 9371		
Point Number	94.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Supports rezoning of Lot 300273 shown on Map 22 - Wanaka		

Submitter Number:	110	Submitter:	Alan Cutler
Contact Name:		Email:	a.g.cutler@gmail.com
Address:	48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305		
Point Number	110.4	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Rezone Penrith Park Special Zone to LDR Zone.		
Point Number	110.5	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		
Summary of Submission	Supports provisions that will facilitate infill housing i.e. reducing the lot sizes.		
Point Number	110.6	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223- 7.5.2 > 226-7.5.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	requests rule to acknowledge aspect and topography which may allow additional height without adverse effects.		

Point Number	110.7	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164- 7.2.7.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	supports in part. Requests incentives to encourage initiatives. Where development within the LDR installs an on-site Storm water management system then rates relief should be given and charges against that property for the QLDC SW network should be waived.		
Point Number	110.8	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 246- 7.5.13
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add clause related to motion activated systems All motion activated lights on private land shall have sensors directed and tuned to ensure activation can only be triggered by activities on the related parcel of private land. Unless authorised by the Council it is not permissible to have private lights and /or alarms triggered by activities on public land.'		

Submitter Number:	111	Submitter:	Iain Weir
Contact Name:		Email:	lweir@infinitywanaka.com
Address:	PO Box 777, Wanaka, New Zealand, 9343		
Point Number	111.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		

Submitter Number:	117	Submitter:	Maggie Lawton

Contact Name: **Email:** maggie@futurebydesign.co.nz

Address: 3 Maggies Way, Wanaka, New Zealand, 9305

Point Number 117.3 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3. > 151-7.2.3.3

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

Summary of Submission Questioned methods to encourage and regulate activities such as rainwater tanks and composting toilets.

Point Number 117.30 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4

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

Summary of Submission Council should be able to identify now where in-fill is to be allowed

Point Number 117.31 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6

Position: Support

Summary of Submission objective should also cater for people being able to walk or cycle rather than drive

Point Number 117.32 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164-7.2.7.2

Position: Support

Summary of Submission Sufficient land must be provided for an on-site stormwater system so that it should not impact on on-site or neighbouring natural waterways and wetlands

Point Number 117.33 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3

Position: Support

Summary of Submission	consider inclusion of ecological corridors in this policy		
Point Number	117.34	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
Position:	Support		
Summary of Submission	Wording "as necessary" is ambiguous. Questioned if is there an internal decibel level that is required to be met?		

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

Submitter Number:	128	Submitter:	Russell Marsh
Contact Name:		Email:	marshshoney@xtra.co.nz
Address:	47 Ettrick Road, RD 2, Roxburgh, New Zealand, 9572		
Point Number	128.3	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include		

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

Submitter Number:	132	Submitter:	Rupert & Elizabeth Le Berne Illes
Contact Name:		Email:	ilesnz@ihug.co.nz
Address:	25 Berkshire Street, Arrowtown, New Zealand, 9302		

Point Number	132.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
Position:	Oppose		
Summary of Submission	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		

Point Number	132.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
Position:	Oppose		
Summary of Submission	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		

Point Number	132.4	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
Position:	Oppose		
Summary of Submission	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		

Submitter Number:	141	Submitter:	Barbara Williams

Contact Name: **Email:** barbara@shootnz.com

Address: PO Box 240, Queenstown, New Zealand, 9348

Point Number 141.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3

Position: Support

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

Point Number 141.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4

Position: Support

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

Point Number 141.4 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11

Position: Oppose

Summary of Submission Opposes Rule 7.4.11 and requests this rule be deleted. Requests exemption that provides for two residential dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other applicable rules) as provided for by the residential density allowance of the operative district plan.

Point Number 141.5 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

Position: Support

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

Point Number 141.6 **Provision:** 138-7 Low Density Residential

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

Summary of Submission Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.

Submitter Number:	144	Submitter:	Paul Sherriff

Contact Name:	Email:

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

Point Number	144.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238- 7.5.9

Position:	Oppose

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

Point Number	144.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232- 7.5.8

Position:	Oppose

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

Point Number	144.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218- 7.5.1

Position:	Oppose

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

Point Number	144.4	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2

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

Summary of Submission	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

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

Point Number	144.6	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.		

Point Number	144.7	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223- 7.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.		

Submitter Number:	147	Submitter:	Maria Verduyn
Contact Name:		Email:	kiwi22maria@yahoo.co.nz
Address:	39 Perkins Road, Frankton, Queenstown, New Zealand, 9300		

Point Number	147.1	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests consideration to the condition of the road regarding the width, lack of seal, and no foot paths or kerbing and channeling, there is also issues with the drains blocking and water flowing into propertys.		

Submitter Number: 148 **Submitter:** Jack and Valerie Hamilton

Contact Name: **Email:**

Address: 21B Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 148.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

Summary of Submission That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub-Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.

Point Number 148.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

Summary of Submission Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of “Old Frankton” in particular.

Point Number 148.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

Summary of Submission Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of “Old Frankton” in particular.

Point Number 148.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

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

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

Submitter Number:	150	Submitter:	Mount Crystal Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

Point Number	150.1	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Rezone Lot 1 Deposited Plan 9121 (OT400/173) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be re-zoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).		

Submitter Number:	158	Submitter:	Mary Paul
Contact Name:		Email:	lm.paul@xtra.co.nz
Address:	25 Stewart Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	158.1	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
Position:	Oppose		
Summary of Submission	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		

Point Number	158.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
Position:	Oppose		
Summary of Submission	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		

Point Number	158.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-

Position: Oppose

Summary of Submission That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.

Point Number 158.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

Position: Support

Summary of Submission That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.

Submitter Number: 159 **Submitter:** Karen Boulay

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

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

Point Number 159.15 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2

Position: Oppose

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

Point Number 159.16 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4

Position: Oppose

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

Point Number 159.17 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 193-

Position: Oppose

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

Point Number 159.18 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10

Position: Oppose

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

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

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

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

Point Number 166.1 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 193-7.4.9

Position: Oppose

Summary of Submission Delete rule 7.4.9. Allow one dwelling per 300 m² in line with rule 7.5.6, but make it a controlled activity for more than one dwelling per site. Delete rule 7.4.10.

Point Number 166.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

Position: Oppose

Summary of Submission Delete both rules 7.5.1.4 and 7.5.2.3.

Point Number 166.21 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

Submitter Number:	169	Submitter:	Tim Proctor
Contact Name:		Email:	tim@mailnt.com.au
Address:	5 Sunset Lane, Queenstown, New Zealand, 9300		
Point Number	169.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		

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

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

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

Submitter Number: 189

Submitter: Anne Gormack

Contact Name:

Email: agormack@xtra.co.nz

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

Point Number 189.1

Provision: 138-7 Low Density Residential

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

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

Submitter Number: 202

Submitter: Graham Dickson

Contact Name:

Email: thedicksons@xtra.co.nz

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

Point Number 202.1

Provision: 138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6

Position: Oppose

Summary of Submission Retain the existing density of 450sqm.per dwelling

Point Number	202.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232- 7.5.8
Position:	Oppose		
Summary of Submission	Retention of the existing recession planes in the Low Density Residential zone in Wanaka.		

Submitter Number:	206	Submitter:	Lindsay Jackson
Contact Name:		Email:	lindsay@dyingstar.net
Address:	33 Stewart Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	206.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147- 7.2.2.2
Position:	Support		
Summary of Submission	Supports objective 7.2.2.2, however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.		

Point Number	206.2	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
Position:	Not Stated		
Summary of Submission	Supports 7.2.10 however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.		

Point Number	206.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238- 7.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.		

Point Number	206.4	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-

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

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

Point Number 206.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

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

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

Point Number 206.10 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

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

Submitter Number: 208 **Submitter:** Pounamu Body Corporate Committee
Contact Name: Rebecca Wolt **Email:** rebecca.wolt@laneneave.co.nz
Address: PO Box 701, Queenstown, New Zealand, 9384

Point Number 208.27 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147-7.2.2.2

Position: Oppose

Summary of Submission Amend as follows:
Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of views to the lake from Frankton Road, amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.

Point Number	208.28	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Retain Rules 7.5.1 and 7.5.2 as they relate to Queenstown residential areas, but reinsert Rule 7.5.5.2(xix)(a) of the Operative Plan.		
Point Number	208.46	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	the Body Corporate supports the retention of the Low Density Residential Zone on the lake side of Frankton Road opposite the Pounamu Apartments however it is concerned that a significant provision which protects views out across the lake is to be removed (ie 7.5.5.2(xix) Height and Elevation Restrictions along Frankton Road). Therefore, the Body Corporate considers that this Operative rule should be retained.		

Submitter Number:	230	Submitter:	Loris King
Contact Name:		Email:	kingsview@kinect.co.nz
Address:	120 Brownston Street, Wanaka, New Zealand, 9305		
Point Number	230.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies
Position:	Oppose		
Summary of Submission	Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following objectives: 7.2.3 Allow higher housing densities 7.2.4 Allow low rise discrete infill housing 7.2.9 Generally discourage commercial development except where it is small...		
Point Number	230.2	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities
Position:	Oppose		

Summary of Submission

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

7.4.10.2

7.4.18

7.5.6

7.5.8.1

7.5.8.2

7.5.8.3

7.5.15

Believes the minimum size for sections in the Low Density Residential Zone should not be below 600m².

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.47	Provision:	138-7 Low Density Residential > 139-7.1 Zone Purpose

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

Summary of Submission Supports the purpose in part.

Point Number	238.48	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 154-7.2.5 Objective 5

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

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

Point Number	238.49	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies >

Position: Support

Summary of Submission Requests addition of cycle ways to maps.

Point Number 238.50 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10

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

Summary of Submission Questions first matter of Discretion.

Point Number 238.51 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1 > 222-7.5.1.4

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

Summary of Submission Supports the rule in part. Requests consideration to scenario where first house is less than 5.5m high the second house can be taller. Requests diagram to illustrate point 'c'.

Point Number 238.52 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10

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

Summary of Submission Supports in part. Requests insertion of provisions for minimum outdoor living space as detailed in the operative district plan, replicated below.

viii Outdoor Living Space

(a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be: 36m² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level

Point Number 238.53 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

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

Point Number	238.54	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238- 7.5.9

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

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

Point Number	238.55	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 241- 7.5.10

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

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

Point Number	238.56	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 242- 7.5.11

Position:	Support

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

Submitter Number:	249	Submitter:	Willowridge Developments Limited

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

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

Point Number	249.10	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 229- 7.5.5

Position:	Oppose

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

Submitter Number:	271	Submitter:	Board of Airline Representatives of New Zealand (BARNZ)
Contact Name:	John Beckett	Email:	john@barnz.org.nz
Address:	Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140		

Point Number	271.11	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
Position:	Support		
Summary of Submission	BARNZ supports making development within the Air Noise Boundary which is greater than one dwelling, unit or flat per site non-complying.		

Point Number	271.12	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
Position:	Support		
Summary of Submission	Support.		

Point Number	271.13	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
Position:	Support		
Summary of Submission	Support.		

Point Number	271.14	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add an additional exemption to 7.5.6 as follows: land within the Queenstown Airport Air Noise Boundary, or between the Outer Control Boundary and the Air Noise Boundary, where the maximum site density shall be one residential unit or dwelling per 450m² net site area.		

Submitter Number:	309	Submitter:	John Harrington
Contact Name:		Email:	john.arrow@xtra.co.nz
Address:	PO Box 94, Arrowtown, New Zealand, 9351		

Point Number	309.1	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Oppose the increased density proposed for Arrowtown as it will spoil the beauty and tranquillity. The town does not have the capacity to facilitate such growth. Parking and stormwater would be a major concern.		

Submitter Number:	326	Submitter:	Wanaka Central Developments Ltd
Contact Name:	John Young	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		

Point Number	326.3	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential.		

Submitter Number:	335	Submitter:	Nic Blennerhassett
Contact Name:		Email:	nickblen@kinect.co.nz

Address: P O Box 215, Wanaka, New Zealand, 9343

Point Number 335.6 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission General support for more opportunity for higher densities.

Point Number 335.7 **Provision:** 138-7 Low Density Residential >
140-7.2 Objectives and Policies >
169-7.2.9 Objective 9

Position: Support

Summary of Submission Support. the objective recognises that working from home is becoming more common. The rules governing this appear appropriate.

Point Number 335.8 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Support new Low Density Residential zones on planning maps 22 and 23.

Submitter Number: 336 **Submitter:** Middleton Family Trust

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

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

Point Number 336.3 **Provision:** 138-7 Low Density Residential >
217-7.5 Rules - Standards > 230-
7.5.6

Position: Oppose

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

Submitter Number:	345	Submitter:	(K)John McQuilkin
Contact Name:		Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	345.5	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports with the following amendments: <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of ~~28-90~~ nights per calendar year</i> OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

Point Number	345.6	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports with the following amendments: <i>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than ~~28-90 days~~ <u>nights</u> but less than 180 nights per calendar year [...]</i> OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

Submitter Number:	354	Submitter:	Middleton Family Trust
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	354.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230- 7.5.6
Position:	Oppose		
Summary of Submission	Remove reference to the Queenstown Heights Overlay Area from 7.5.6.		

Submitter Number:	358	Submitter:	Melissa Vining
Contact Name:		Email:	breakthrough.ltd@gmail.com
Address:	32 Hope Avenue, Lake Hayes Estate, Queenstown, New Zealand, 9304		

Point Number	358.1	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 193- 7.4.9
Position:	Support		
Summary of Submission	Support provision 7.4.9.2, two dwellings, residential units or residential flats or less per site as a permitted activity. Seeks that this provision be upheld as notified		

Point Number	358.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards
Position:	Support		
Summary of Submission	Support Section 7.5 and seek that this section is upheld in its entirety.		

Submitter Number:	359	Submitter:	Manor Holdings Limited & Body Corporate 364937
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	359.1	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Modify the Low Density Residential zone as notified to include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-Zone) as a Controlled Activity and to amend the objectives and policies for visitor accommodation to reflect the Visitor Accommodation Sub-Zone, AND any other consequential amendments to give effect to the point above.		

Submitter Number:	371	Submitter:	Camilla Stewart
Contact Name:		Email:	Camilla_stewart@hotmail.com
Address:	231 Fernhill Road, Sunshine Bay, Queenstown, 9300		

Point Number	371.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		
Summary of Submission	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.		

Submitter Number:	372	Submitter:	Keith Stewart
Contact Name:		Email:	Stewagen@xnet.co.nz
Address:	231 Fernhill Road, Sunshine Bay, Queenstown, New Zealand, 9300		

Point Number	372.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		
Summary of	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2		

Submission of existing site area.

Submitter Number:	374	Submitter:	Judith Stewart
Contact Name:		Email:	Judithandstewart@gmail.com
Address:	231 Fernhill Road, Sunshine Bay, Queenstown, 9300		
Point Number	374.1	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		
Summary of Submission	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.		

Submitter Number:	378	Submitter:	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	378.23	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1.
Position:	Support		
Summary of Submission	Supports Objective 7.2.1 and associate Policies 7.2.1.1 to 7.2.1.2. Retain as notified.		
Point Number	378.24	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7
Position:	Support		

Summary of Submission	Supports Objective 7.2.7 and associated Policies 7.2.7.1 to 7.2.7.2 and 7.2.7.3. Retain as notified.		
Point Number	378.34	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.		
Point Number	378.38	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Low Density Residential Zone Boundary and submits that Proposed District Plan Map 19 be amended to rezone land from open space to LDR, as per the zone boundaries depicted in Annexure C of the submission.		

Submitter Number:	380	Submitter:	Villa delLago
Contact Name:	Charlotte Mill	Email:	charlotte.mill@xtra.co.nz
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	380.23	Provision:	138-7 Low Density Residential > 139-7.1 Zone Purpose
Position:	Support		
Summary of Submission	supports the provision		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.13	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3.

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

Summary of Submission	Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: 'achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods'

Point Number	383.14	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 166-7.2.8 Objective 8

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

Summary of Submission	Delete the note.

Point Number	383.15	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities

Position:	Oppose

Summary of Submission	Delete Rule 7.4.11

Point Number	383.16	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities

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

Summary of Submission	Amend to delete the reference to “residential flat”

Point Number	383.17	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities

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

Summary of Submission	Amend to delete the reference to “residential flat”

Point Number	383.18	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		

Point Number	383.19	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend heading to delete “applicable to flat sites only” and instead state “Recession plane (including accessory buildings)”		

Point Number	383.20	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add a second bullet point under 'except for' which says: 'Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximum density shall be 1 unit per 450m2 net site area'		

Point Number	383.21	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to correct spelling mistake in word “compliance”.		

Submitter Number:	389	Submitter:	Body Corporate 22362
Contact Name:	Sean McLeod	Email:	sean.mcleod@ppgroup.co.nz
Address:	C/O APL, PO Box 1586, Queenstown, New Zealand, 9348		

Point Number	389.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	That Body Corporate 22362 be removed from the low density zone and be included in the medium density zone		

Point Number	389.2	Provision:	138-7 Low Density Residential > 139-7.1 Zone Purpose
Position:	Support		
Summary of Submission	supports the provision		

Point Number	389.3	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies
Position:	Support		
Summary of Submission	supports the provision		

Point Number	389.4	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223- 7.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That rule 7.5.2.2 be changed back to a Maximum of 8 metres. Also 7.5.2.3.d to match the existing QLDCPD the 8 m height error should be corrected to 7 m.		

Point Number	389.14	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 241- 7.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that rule 7.5.2.10 be changed to a minimum separation distance of 4 metres.		

Point Number	389.15	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238- 7.5.9
Position:	Support		
Summary of Submission	That 7.5.9 be changed to allow garages to be constructed in the front yard.		

Submitter Number: 391 **Submitter:** Sean & Jane McLeod

Contact Name: **Email:** sam.qtn@ihug.co.nz

Address: 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300

Point Number 391.1 **Provision:** 138-7 Low Density Residential

Position: Support

Summary of Submission Supports the provisions generally

Point Number 391.2 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies

Position: Support

Summary of Submission Generally supports the objectives and policies of the Low density residential zone

Point Number 391.3 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21

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

Summary of Submission That the discrepancy between single level residential units and multi story residential units for use as VA be addressed in all sections of the district plan where it appears.

Point Number 391.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

Summary of Submission

That the height limit on sloping ground be 8 metres

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

Delete the 5.5m limit for an additional unit. If kept, change to "restricted discretionary" as an 8m building may have no effect on some sites.

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

Point Number 391.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the distance of 6m in rule 7.5.10 be reduced to 4 metres		

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

Submitter Number:	395	Submitter:	Trustees of the Gordon Family Trust
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	395.1	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Low Density Residential.		

Point Number	395.4	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.		

Submitter Number:	406	Submitter:	Graeme Morris Todd

Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	406.1	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10
Position:	Oppose		
Summary of Submission	Opposes Rule 7.4.10 allowing for 3 or more residential units as a Restricted Discretionary Activity. Requests this be amended to a Discretionary Activity.		

Submitter Number:	420	Submitter:	Lynn Campbell
Contact Name:	Email:		
Address:	PO BOX 2598, Wakatipu, Queenstown, New Zealand, 9349		
Point Number	420.3	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Increasing densities within the LDR Zone without the requirement for additional car parking is a backward step as it will cause further congestion and car parking issues.		

Submitter Number:	427	Submitter:	MR & SL Burnell Trust
Contact Name:	MR & SL Burnell Trust MR & SL Burnell Trust	Email:	julie.e.rickman@nz.pwc.com
Address:	PO Box 5848, Moray Place, Dunedin, 9058		
Point Number	427.1	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities

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

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		

Point Number	433.51	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the objective as follows: <i>Objective 7.2.3</i> <i>Allow higher housing densities than typical in the zone provided that it:</i> <i>retains a low rise built form; ~~and~~</i> <i>responds appropriately and sensitively to the context and character of the locality; <u>and,</u></i> <u>does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.</u>		

Point Number	433.52	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert a new policy as follows: <i>Policy 7.2.4.2</i> <u>Discourage infill development of Activities Sensitive to Aircraft Noise within the Outer Control Noise Boundary on land around Queenstown Airport.</u>		

Point Number	433.53	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

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

Summary of Submission Amend the policy as follows:

Policy 7.2.10.1

Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.

Point Number	433.54	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 > 176-7.2.10.2

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

Summary of Submission Amend the policy as follows:

Policy 7.2.10.2

Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.

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

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

Summary of Submission Insert a new Rule to Table 7.4 as follows:

Rule 7.4.X

Activities located in the Low Density Residential Zone

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

Activity Status

NC

Point Number	433.56	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 200-7.4.12

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

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

Submitter Number:	435	Submitter:	Catherine Fallon
Contact Name:		Email:	catherinevstewart@gmail.com
Address:	21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371		

Point Number	435.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230- 7.5.6
Position:	Support		
Summary of Submission	Allow low impact infill development to a maximum of 1 house per 300m2.		

Point Number	435.3	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
Position:	Support		
Summary of Submission	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.		

Point Number	435.4	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1.
Position:	Support		
Summary of Submission	Supports the provision		

Point Number	435.5	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3.
Position:	Support		
Summary of Submission	Supports the provision		

Point Number	435.6	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6
Position:	Support		
Summary of Submission	supports the provision		
Point Number	435.7	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7
Position:	Support		
Summary of Submission	supports the provision		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		
Point Number	438.4	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 7.2.6 - Requests that the term "emergency service facilities" is added to objective 7.2.6 . Amend objective 7.2.6 to read: <i>"Provide for community activities and facilities, <u>and emergency service facilities</u> that are generally best located in a residential environment close to residents."</i> Policy 7.2.6.1 - amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <i>"Enable the establishment of community activities and facilities and <u>emergency service facilities</u> where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."</i>		
Point Number	438.5	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164-7.2.7.2

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

Submitter Number:	448	Submitter:	Matt Suddaby
Contact Name:		Email:	matt@chasurveyors.co.nz
Address:	PO Box 599, Wanaka, New Zealand, 9305		

Point Number	448.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Support the proposed low density residential zoning generally		

Submitter Number:	450	Submitter:	Alpine Estate Ltd
Contact Name:	James Lunday	Email:	tim@cgstudio.co.nz
Address:	106209, CBD, Auckland , New Zealand, 1143		

Point Number	450.2	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	"The submitter seeks that the property legally described as Lot 1 DP 12913 be rezoned from Low Density Residential to High Density Residential. Accordingly, the submitter seeks that Planning Map 39A is updated to reflect this change. The submitter seeks any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission." See full submission (450) for full maps.		

Submitter Number:	451	Submitter:	Martin McDonald and Sonya Anderson
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	451.5	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.		

Submitter Number:	460	Submitter:	Upper Clutha Women's Support Group Inc
Contact Name:	Jude Battson	Email:	judebattson60@gmail.com
Address:	Unknown, Lake Hawea, Wanaka, New Zealand, 9382		
Point Number	460.3	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Lichen Lane and Sam John Place to become residential zoning. See submission point 460.		

Submitter Number:	485	Submitter:	Joanne Phelan and Brent Herdson
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	485.1	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-

Position: Oppose

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

Point Number 485.3 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

Position: Not Stated

Summary of Submission Adopt Objective 7.2.10 as it relates to our property.

Point Number 485.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3

Position: Not Stated

Summary of Submission Adopt Rule 7.5.3 as it relates to the submitters property.

Point Number 485.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4

Position: Not Stated

Summary of Submission Adopt Rule 7.5.4 as it relates to the submitters property.

Submitter Number: 501 **Submitter:** Woodlot Properties Limited

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

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

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

Position: Support

Summary of Submission	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.		
Point Number	501.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
Position:	Support		
Summary of Submission	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.		

Submitter Number:	506	Submitter:	Friends of the Wakatiou Gardens and Reserves Incorporated
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	506.6	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.		

Submitter Number:	514	Submitter:	Duncan Fea
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	514.1	Provision:	138-7 Low Density Residential

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

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		
Point Number	524.14	Provision:	138-7 Low Density Residential > 139-7.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Support in part Retain		
Point Number	524.15	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6
Position:	Support		
Summary of Submission	Retain		
Point Number	524.16	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 159-7.2.6.1
Position:	Support		
Summary of Submission	Retain		
Point Number	524.17	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 160-7.2.6.2

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

Submitter Number:	543	Submitter:	P J & G H Hensman & Southern Lakes Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	543.1	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Submitter supports the continued application of the Visitor Accommodation Subzone on their property (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35)		
Point Number	543.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-

Position: Support

Summary of Submission Support.

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

Position: Not Stated

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

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

Position: Not Stated

Summary of Submission Rezone the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside the Visitor Accommodation Subzone to High Density Residential.

Submitter Number: 555 **Submitter:** Scott Freeman & Bravo Trustee Company Limited

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

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

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

Position: Oppose

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

Point Number 555.3 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11

Position: Oppose

Summary of Submission	Delete Rule 7.4.11 in its entirety.		
Point Number	555.4	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Provide an exemption within the Proposed District Plan that provides for two residential dwellings on sites greater than 900m ² in the Air Noise Boundary (within the Low Density Residential Zone) as a permitted activity (subject to compliance with other applicable rules). In effect, the same residential density allowance that applies under the Operative District Plan should apply to the properties located in the Air Noise Boundaries.		

Submitter Number:	562	Submitter:	Jim Ledgerwood
Contact Name:		Email:	dapne.j2010@hotmail.com
Address:	3 Orchard Road, RD2, Wanaka, New Zealand, 9382		
Point Number	562.3	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		

Submitter Number:	571	Submitter:	Totally Tourism Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		
Point Number	571.7	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 144-7.2.1.3

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

Submitter Number:	591	Submitter:	Varina Propriety Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	591.3	Provision:	138-7 Low Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Rezone the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.		

Submitter Number:	611	Submitter:	Andrew Spencer
Contact Name:		Email:	andrew.spencer@spencers.co.nz
Address:	PO Box 91840, Victoria Street West, Auckland, New Zealand, 1142		

Point Number	611.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.3)		

Submitter Number:	619	Submitter:	Satomi Holdings Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	619.1	Provision:	138-7 Low Density Residential

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

Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 356941 and the surrounding area Low Density Residential.

Point Number	619.2	Provision:	138-7 Low Density Residential

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

Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Low Density Residential Zone as a permitted activity.

Point Number	619.3	Provision:	138-7 Low Density Residential

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

Summary of Submission	Support in part. The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley Road to the east and the Lone Star/Base Camp complex to the north.

Point Number	619.5	Provision:	138-7 Low Density Residential

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

Summary of Submission	Oppose in part. The proposed District Plan is modified to provide for a Visitor Accomodation Sub-zoning on Lot 1 DP 356941.

Point Number	619.7	Provision:	138-7 Low Density Residential

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

Summary of Submission

Oppose in part.

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

Sub-zoning on Lot 1 DP 356941.

Submitter Number:

622

Submitter:

Stuart Ian & Melanie Kiri Agnes
Pinfold & Satomi Enterprises
Limited

Contact Name:

Tim Williams

Email:

tim@southernplanning.co.nz

Address:

PO Box 1081, Queenstown, New Zealand, 9348

Point Number

622.1

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

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

DP301095 is reinstated that being Rural General.

Point Number

622.2

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

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

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

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

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

Point Number

622.3

Provision:

138-7 Low Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.

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

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

Summary of Submission

Oppose in part.

The Proposed District Plan is modified to include rules that require landscaping of the 20m buffer setback prior to any development within the Local Shopping Centre Zone commencing with the form of the landscaping being sufficient to screen development from the submitters' land,

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

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

Summary of Submission

Oppose in part.

The Proposed District Plan is modified to add rules that if breached trigger non-complying activity consent that ensure:

- the 20m setback (noted above) only contains landscaping and therefore remains free of any buildings, structures or car parking,
- the maximum height of any building or structure within 15m of the 20m setback shall not exceed 5.5m.

Submitter Number: 637 **Submitter:** Andrew Spencer

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

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

Point Number	637.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.		

Submitter Number:	655	Submitter:	Bridesdale Farm Developments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	655.4	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential		

Submitter Number:	678	Submitter:	Southern District Health Board
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	678.3	Provision:	138-7 Low Density Residential
Position:	Oppose		
Summary of Submission	The SDHB seeks the reinstatement of the Community Facility zone (or similar) within the Proposed Plan and over the Lakes District Hospital Site where subject to performance standards the development of the hospital site is a permitted activity, and / or Community Activities activity status is changed from discretionary to permitted in the Low Density Residential Zone.		

Submitter Number:	691	Submitter:	Aaron and Rebecca Moody
Contact Name:		Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	691.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Confirm 47 Erskine Street (Lot 1 DP 337268) as part of the Low Density Residential Zone.		

Submitter Number:	709	Submitter:	Aspiring Lifestyle Retirement Village
Contact Name:	Duncan White	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka , New Zealand, 9343		

Point Number	709.3	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	Relief: That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.31 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 142-7.2.1.1.

Position: Support

Summary of Submission Retain Policy 7.2.1.1 as proposed

Point Number 719.32 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7

Position: Support

Summary of Submission Retain 7.2.7 Objective as proposed.

Point Number 719.33 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3

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

Summary of Submission Amend

Amend Policy 7.2.7.3 as follows:

Development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

Point Number 719.34 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

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

Summary of Submission Amend

Add an additional policy to 7.2.10 Objective as follows:
7.2.10.3 Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway road noise effects area are designed to meet internal sound levels of AS/NZ 2107:2000

Point Number	719.35	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 > 176-7.2.10.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 7.4.10.2 as follows: • Parking and access: safety; <u>and efficiency of the roading network</u> , and impacts to on-street parking and neighbours		
Point Number	719.36	Provision:	138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 7.4.22 as follows: • Parking and access: safety; <u>and efficiency of the roading network</u> , and impacts to on-street parking and neighbours		
Point Number	719.37	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
Position:	Not Stated		
Summary of Submission	Add an additional Rule 7.5.9.3 as follows: <u>7.5.9.3 Any new residential buildings, or buildings, or buildings containing activities sensitive to road noise, located within:</u> • <u>80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or</u> • <u>40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.</u> <u>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ22107:2000.</u>		
Point Number	719.38	Provision:	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 252-7.6.1
Position:	Oppose		
Summary of Submission	Amend Rule to read as follows: Applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified, <u>except for:</u> <u>7.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party</u>		

Point Number	719.39	Provision:	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 253-7.6.2
Position:	Oppose		
Summary of Submission	Amend Rule 7.6.2.1 as follows: Residential development, <u>except for residential development adjacent to the State highway where the road controlling authority shall be deemed an affected party.</u>		

Submitter Number:	725	Submitter:	Ian Percy & Fiona Aitken Family Trust
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		

Point Number	725.2	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
Position:	Not Stated		
Summary of Submission	In the Low Density Residential area adjacent to 246 Riverbank Road, Wanaka, add setbacks and landscaping to protect against reverse sensitivity effects.		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		

Point Number	752.3	Provision:	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230- 7.5.6
Position:	Not Stated		
Summary of Submission	Low Density requirements are retained as current and the minimum lot size is retained at 600m2 with no provision to allow 300m2 lots.		

Submitter Number:	779	Submitter:	Trevor & Catherine Norman
Contact Name:		Email:	tnorman@xtra.co.nz
Address:	PO Box 166, Wanaka, New Zealand, 9343		

Point Number	779.1	Provision:	138-7 Low Density Residential
Position:	Support		
Summary of Submission	As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		

Point Number	798.29	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies
Position:	Oppose		
Summary of Submission	Effects of development on Public Transport: Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited

Contact Name:	Aileen Crow	Email:	aileen.craw@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		
Point Number	805.46	Provision:	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Amend to: Ensure development efficiently utilises existing infrastructure and <u>does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on</u> regionally significant infrastructure, <u>including the National Grid</u> and roading networks.		
Point Number	805.47	Provision:	138-7 Low Density Residential > 177-7.3 Other Provisions and Rules > 178-7.3.1 District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid</u>. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).		

Submitter Number:	828	Submitter:	Brett Giddens
Contact Name:		Email:	brett@giddens.co.nz
Address:	20 McBride Street, Frankton, Wakatipu, New Zealand, 9300		
Point Number	828.2	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to <u>Local Shopping Centre Zone</u> or as a secondary option, a more appropriate higher density zone such as: High Density Residential;		

- Medium Density Residential; or
- Another zone or amended zone that will achieve the outcomes sought in the submission.

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

Submitter Number: 834 **Submitter:** Helen McPhail

Contact Name: **Email:**

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

Point Number 834.2 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11

Position: Not Stated

Summary of Submission Delete 7.4.11.

Submitter Number: 836 **Submitter:** Warwick Goldsmith

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

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

Point Number 836.24 **Provision:** 138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 253-7.6.2

Position: Not Stated

Summary of Submission Rule 7.6.2 (and other rules relating to Notification)

Issue:

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

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

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

Relief Requested:

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

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

Submitter Number:	840	Submitter:	C & S Hansen
Contact Name:	Chris Hansen	Email:	chansen@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		
Point Number	840.1	Provision:	138-7 Low Density Residential
Position:	Not Stated		
Summary of Submission	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.		

Chapter 8 – Medium Density Residential

Submitter Number:	8	Submitter:	Stephen Spence
Contact Name:		Email:	stev0s@yahoo.co.nz
Address:	14 Sledmere Drive, RD 1, Queenstown, New Zealand, 9371		
Point Number	8.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Remove the proposed medium density zone and retain rural zoning on the land to the between Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be sympathetic to the style of development of the Quail Rise Zone.		

Submitter Number:	9	Submitter:	Terry Drayon
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		
Point Number	9.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the chapter provisions generally		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.6	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	opposes the chapter provisions generally		

Submitter Number:	22	Submitter:	Raymond Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		
Point Number	22.9	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Supports the chapter provisions generally		

Submitter Number:	25	Submitter:	Mrs S M Speight
Contact Name:		Email:	
Address:	11 Stafford Street, Arrowtown, New Zealand, 9302		
Point Number	25.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Requests Medium Density Zone on northern side of Stafford Street be removed from the medium density zone.		

Submitter Number:	26	Submitter:	David Clarke
Contact Name:		Email:	dwclarke@xtra.co.nz
Address:	513 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	26.1	Provision:	255-8 Medium Density Residential

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

Summary of Submission

- Not opposed to infilling in Arrowtown but has concerns over infrastructure impacts.
 - Notes reduction in zone extent compared to the initial consultation version is a significant improvement
 - Questions impact of infill on parking and traffic, particularly relating to Adamson Drive, Stafford St and Centennial Ave; and corners of Stafford and Berkshire Street.
 - Questions impact of infill on low key infrastructure which is part of Arrowtowns character, eg. kerb and channel impacts
 - Questions effect of revised recession planes and road setbacks on character and amenity
 - Notes infill development should be gas reticulated and fire free to minimise air quality impacts
 - Questions impact of infill on capacity of schools
 - Requests strict design controls
 - Questions how affordability will be met, considering the working population travel to Queenstown or Frankton.
 - Supports infilling on a case by case basis, but considers proposed rules are too liberal.
-

Submitter Number:	37	Submitter:	Olga Thomas

Contact Name:		Email:	

Address: 5 Gala Street, Waverley, Dunedin, New Zealand, 9013

Point Number	37.1	Provision:	255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Opposes the Medium Density Residential Zone in Arrowtown.

Submitter Number:	42	Submitter:	J, E & ML Russell & Stiassny
Contact Name:		Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		
Point Number	42.2	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Include in the medium density zone, or another appropriate chapter: - objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development. - a rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer - The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer - Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown on Diagram A4-17 of the Operative District Plan).		

Submitter Number:	44	Submitter:	Valerie Parker
Contact Name:		Email:	
Address:	48 Russell Street, Wanaka, New Zealand, 9305		
Point Number	44.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	General support for the proposed district plan. Requests that properties on Russell Street (Wanaka) are exempt from rate rises.		

Submitter Number:	55	Submitter:	Willum Richards Consulting Ltd
Contact Name:	William Richards	Email:	willum.richards@wrconsulting.co.nz

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

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

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

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

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

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

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

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

Submitter Number: 58 **Submitter:** Sue Wilson

Contact Name: **Email:** suewilson65@btopenworld.com

Address: 1 Earnslaw Terrace, Queenstown, 9300

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

Position: Oppose

Summary of Submission Do not increase building height

Submitter Number:	61	Submitter:	Dato Tan Chin Nam
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653, Queenstown, New Zealand, 9348		

Point Number	61.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Rezone of all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential.		

Point Number	61.3	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	delete last sentence of paragraph 5 (the reference to the expiry date)		

Point Number	61.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Enable low (the word 'low' to be crossed out)		

Point Number	61.5	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	insert after 8.4.23 '8.4.24 - Visitor accommodation (not otherwise identified)' as a Restricted Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings; - The extent to which the development positively addresses the street; - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm; - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking; - Where a site is subject to any natural hazard and the proposed results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.' - and renumber as required. -		

Point Number	61.6	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	delete last three lines commencing 'Notwithstanding the above...' relating to the expiry clause for Homestar		
Point Number	61.7	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409- 8.6.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete 8.6.2.2 relating to the expiry of Homestar clauses. Replace 8.6.2.2 with "Visitor Accommodation"		

Submitter Number:	73	Submitter:	Margaret Prescott
Contact Name:		Email:	prescott2407@hotmail.com
Address:	Mt Gold Place, Wanaka, New Zealand, 9305		
Point Number	73.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Impose a maximum building height restriction along the Scurr Heights Walkway to protect the scenic views from the walkway.		

Submitter Number:	88	Submitter:	Queenstown Lakes Community Housing Trust
Contact Name:	Julie Scott	Email:	julie@qlcht.org.nz
Address:	PO Box 1748, Queenstown, Queenstown, New Zealand, 9300		

Point Number	88.2	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.		

Submitter Number:	92	Submitter:	Deborah Richards
Contact Name:		Email:	willdeb@xtra.co.nz
Address:	30 Mataraki Place, Wanaka, 9305		
Point Number	92.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Submitters requests relate to the area of Medium Density Zone at Scurr Heights in Wanaka. Supports the medium density zone in this location, subject to the following requests: 1. That a 10m 'no build zone' be put in place to the west of the walkway. This could incorporate the playground and / or green areas which would be required as part of any medium density development. 2. The eastern most buildings in the development (nearest the walkway) be restricted to 5m. 3. Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.) 4. That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.		

Submitter Number:	97	Submitter:	Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz

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

Point Number 97.1 **Provision:** 255-8 Medium Density Residential
> 256-8.1 Zone Purpose

Position: Oppose

Summary of Submission Rezone Lot 1 DP 21182 (OT12D/1648) to high density residential. Delete last sentence of paragraph 5 relating to the Homestar expiry date.

Point Number 97.3 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 299-8.2.9 Objective 9

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

Summary of Submission Amend Objective 'Enable low **(the word 'low' to be crossed out)** medium density forms of visitor accommodation that are appropriate for a medium density environment and do not adversely impact on the supply of permanent rental accommodation.'

Point Number 97.4 **Provision:** 255-8 Medium Density Residential
> 334-8.4 Rules - Activities > 365-8.4.23

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

Summary of Submission insert after 8.4.23 '**8.4.24 - Visitor accommodation (not otherwise identified) as a Restricted Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings - The extent to which the development positively addresses the street - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking - Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.**' and renumber as required

Point Number 97.5 **Provision:** 255-8 Medium Density Residential
> 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409-8.6.2.2

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

Summary of Submission Delete 8.6.2.2 - Add as replacement for 8.6.2.2 '8.6.2.2 Visitor Accommodation'

Point Number 97.6 **Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards >

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

Summary of Submission Rule 8.5.5 - delete last three lines commencing 'Notwithstanding the above...' relating to the expiry of Homestar incentives

Submitter Number: 99 **Submitter:** Elizabeth Winstone

Contact Name: **Email:** lizandphilwinstone@xtra.co.nz

Address: P.O Box 99253, Newmarket, Auckland, New Zealand, 1149

Point Number 99.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission That Arrowtown's zoning remains as it is currently.

Submitter Number: 110 **Submitter:** Alan Cutler

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

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

Point Number 110.9 **Provision:** 255-8 Medium Density Residential

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

Summary of Submission Fully supports the introduction of Medium Density Zones.

For Wanaka the Medium Density throughout the southern side of the CBD could be extended further along the old lake terrace.

Opposes to the blanket rezoning of the Scurr Heights parcel of land as MD.

Point Number	110.20	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12
Position:	Support		
Summary of Submission	Supports the objective and associated policies.		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		

Point Number	117.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	If Homestar is used then it needs to be checked at the design stage and then certified when built. Incentivisation to use Homestar for all densities should be considered given the benefits of housing achieving a 6 star rating.		

Point Number	117.35	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	8.2.1.5 clarify meaning of "higher density" 8.2.2.3 questions whether this will be enforced through building consent 8.2.3.1 certification of Homestar should be checked at design stage and certified when built 8.2.5 supports the provision 8.2.7 supports the provision and notes also relevant to Low Density development		

Point Number	117.36	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 396-8.5.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	About time Green Waste was considered other than through composting education		

Submitter Number:	128	Submitter:	Russell Marsh
Contact Name:		Email:	marshshoney@xtra.co.nz
Address:	47 Ettrick Road, RD 2, Roxburgh, New Zealand, 9572		

Point Number	128.1	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website		

Submitter Number:	130	Submitter:	Richard & Lynn Kane
Contact Name:		Email:	kane.wanaka@gmail.com
Address:	22 Tenby Street, Wanaka, New Zealand, 9305		

Point Number	130.1	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The submitter considers incentives for sustainable building design, which will expire in five years after the date it is made operative are definitely not required in Wanaka. Questions why		

sustainable buildings are afforded special privileges.

Point Number	130.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Notes that the development of the previous Wanaka primary school is at the 25 degree building in relation to boundary, and houses are very close. Submitter considers there will be an even greater loss of sun with the proposed change to 45 degrees. Requests this be considered and amendments made.		

Submitter Number:	132	Submitter:	Rupert & Elizabeth Le Berne Illes
Contact Name:		Email:	ilesnz@ihug.co.nz
Address:	25 Berkshire Street, Arrowtown, New Zealand, 9302		

Point Number	132.2	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Opposes the Medium Density Zone and infilling in Arrowtown. Requests the Council abandon the proposal and pursue other options.		

Submitter Number:	139	Submitter:	Iain Weir
Contact Name:		Email:	Iweir@infinitywanaka.com
Address:	PO Box 777, Wanaka, New Zealand, 9343		

Point Number	139.2	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Zone Lot 2 DP340530 on Ironside Drive Wanaka (shown on proposed planning map 20), from Low Density Residential to Medium Density residential

Submitter Number: 140

Submitter: Ian & Dorothy Williamson

Contact Name:

Email:

Address: 971 Frankton Road, Queenstown , New Zealand, 9300

Point Number 140.1

Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Opposes the potential rezoning of properties at Frankton Road to Medium Density. Requests that the Council retain the operative low density zoning.

Submitter Number: 154

Submitter: Neralie Macdonald

Contact Name:

Email: neraliem@hotmail.co.nz

Address: 99 Devon Street, Arrowtown, New Zealand, 9302

Point Number 154.1

Provision: 255-8 Medium Density Residential

Position: Oppose

Summary of Submission

Do not impose and enforce medium density with urbanised infill in Arrowtown. The preferred option is to change and extend the southern boundary this will allow for 400 dwellings approximately 1200 people to live within Arrowtown, while allowing the township to retain its unique character and charm.

Submitter Number: 155

Submitter: Linsey Whitchurch- Kopa

Contact Name:		Email:	linseyloo2000@yahoo.co.uk
Address:	66 Adamson Drive, Arrowtown , New Zealand, 9302		
Point Number	155.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Does not support the Medium Density Proposal, however agrees that Arrowtown must contribute to the growth of the Wakitipu area. A change to the urban growth boundary is a more suitable option with design restrictions on dwellings. Option to first time buyers currently in and contributing to Arrowtown community would be preferable also.		

Submitter Number:	164	Submitter:	Warren McCullagh
Contact Name:		Email:	lynmccullagh@bigpond.com
Address:	169 Fernhill Road, Fernhill, Queenstown, New Zealand, 9300		
Point Number	164.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	opposes the inclusion of the area to the Southeast of Fernhill Road, between Richards park Lane and Lordens Place within the Medium Density Zone		

Submitter Number:	166	Submitter:	Aurum Survey Consultants
Contact Name:	Bruce McLeod	Email:	bruce@ascl.co.nz
Address:	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	166.3	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10

Position:	Oppose		
Summary of Submission	Rule 8.4.10 be deleted as it will not achieve it's purpose. Consider a new controlled activity for more than one dwelling. .		
Point Number	166.25	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Oppose		
Summary of Submission	Rule 8.5.4 Increase coverage to at least 50%		
Point Number	166.26	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 403-8.5.14
Position:	Support		
Summary of Submission	Revise the rule it makes no sense		

Submitter Number:	171	Submitter:	The Wanaka Community House Charitable Trust
Contact Name:	Nick Brown	Email:	nickbrown@clear.net.nz
Address:	PO Box 559, Wanaka, 9343		
Point Number	171.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Support		
Summary of Submission	Supports the objective and policies 8.2.8.1, 8.2.8.2, 8.2.8.3 in general.		
Point Number	171.2	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Support		

Summary of Submissionsupports Rule 8.4.9

Submitter Number: 172**Submitter:** Peter Roberts**Contact Name:****Email:** pharmas@xtra.co.nz**Address:** 5 Chartres Lane, Arrowtown, New Zealand, 9302

Point Number 172.2**Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards**Position:** Oppose**Summary of Submission**

Opposes the scale and intensity of proposed medium density housing provisions, specifically relating to density, homestar and boundary setbacks.

Council reduce the intensity and scale of the Arrowtown middle density zone as follows:

- Lift the proposed boundary setbacks from 1.5 to 2.5 metres.
- Increase the minimum section size for standalone homes from 250 square metres without Homestar 6 certification to 350 square metres and fix a minimum size for Homestar 6 certification projects to 300 square metres.

Suspend the introduction of terrace housing until agreement is reached with the Arrowtown community as to whether it is desirable and what design features are necessary to protect the towns character, heritage and appeal.

Submitter Number: 173**Submitter:** Gordon Girvan**Contact Name:****Email:** gordyg@xtra.co.nz**Address:** 48 Warren Street, Wanaka, New Zealand, 9305

Point Number 173.1**Provision:** 255-8 Medium Density Residential**Position:** Oppose**Summary of Submission**

That the council should leave the zoning in Wanaka as it is at present.

Submitter Number:	177	Submitter:	Universal Developments Limited
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		

Point Number	177.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-8.2.11.1
Position:	Oppose		
Summary of Submission	Delete policy.		

Point Number	177.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2
Position:	Oppose		
Summary of Submission	Delete policy.		

Point Number	177.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1
Position:	Oppose		
Summary of Submission	Amend so that the 80 meters is replaced with 15 metres with regard to noise sensitive activities and State highways.		

Point Number	177.12	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	General support and seek confirmation of the provisions except for specific matters identified in the submission.		

Submitter Number:	180	Submitter:	Nigel Ker
Contact Name:		Email:	consultnigel@gmail.com
Address:	96 Cotter Ave, Arrowtown, New Zealand, 9300		
Point Number	180.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Medium density infill should be subject to strict design guidelines around heights, shading, setbacks and parking. Requests 2 car parks on site. Requests northern setback of 6 m with 4 m building height limit and height plane control		

Submitter Number:	181	Submitter:	Alistair and Christine Thomas
Contact Name:		Email:	
Address:	56 Poplar Street, Timaru, New Zealand, 7910		
Point Number	181.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".		

Submitter Number:	190	Submitter:	Angus Small
Contact Name:		Email:	asmall@shotover.com

Address:	3C McDonnell Road, Arrowtown, New Zealand, 9302		
Point Number	190.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Medium Density Zone in Arrowtown		

Submitter Number:	199	Submitter:	Craig Douglas
Contact Name:		Email:	cg.douglas@xtra.co.nz
Address:	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		
Point Number	199.9	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.		
Point Number	199.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
Position:	Oppose		
Summary of Submission	The proposed Arrowtown Medium Density zone be dropped.		
Point Number	199.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
Position:	Oppose		
Summary of Submission	The proposed Arrowtown Medium Density zone be dropped.		

Point Number	199.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
Position:	Support		
Summary of Submission	supports the provision		
Point Number	199.13	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
Position:	Support		
Summary of Submission	supports the provision		
Point Number	199.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
Position:	Support		
Summary of Submission	supports the provision		
Point Number	199.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	set backs and recession planes be maintained as per the current plan.		
Point Number	199.16	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Oppose		
Summary of Submission	the proposed Arrowtown Medium Density zone be dropped.		
Point Number	199.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		

Summary of Submission	The proposed Arrowtown Medium Density zone be dropped. Opposes rule 8.5.5 as it relates to Homestar.		
Point Number	199.18	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2
Position:	Oppose		
Summary of Submission	Opposes the rule and requests that it be removed from the plan		

Submitter Number:	204	Submitter:	Arthur Gormack
Contact Name:		Email:	agormack@xtra.co.nz
Address:	18 Stafford Street, Arrowtown, New Zealand, 9302		
Point Number	204.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. Shotover country, Jacks point, Arthurs point.		

Submitter Number:	210	Submitter:	John Lindsay
Contact Name:		Email:	lyndowns@xtra.co.nz
Address:	26 Centennial Ave, Arrowtown, New Zealand, 9302		
Point Number	210.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.		

Submitter Number:	221	Submitter:	Susan Cleaver
Contact Name:		Email:	suecleaver2000@gmail.com
Address:	23 Nairn Street, Arrowtown, 9302		

Point Number	221.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	That Medium density in Arrowtown be removed and reduced to Low Density and that the Urban boundary for Arrowtown is extended to include the area south of Arrowtown, up to the Arrowtown golf course.		

Submitter Number:	230	Submitter:	Loris King
Contact Name:		Email:	kingsview@kinect.co.nz
Address:	120 Brownston Street, Wanaka, New Zealand, 9305		

Point Number	230.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Oppose		
Summary of Submission	Strongly objects to the following included in the Medium Density Area: 8.2.7.4 8.2.8 8.2.9.1 8.2.10		

Point Number	230.4	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities

Position:	Oppose		
Summary of Submission	I object to the following Rules: 8.4.10.2 8.4.11.2 8.4.17		

Point Number	230.7	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	I am totally against Controlled activities not requiring the s=written consent of other persons, and shall not be notified or limited notified". Every ratepayer deserves to be treated with respect and be able to give consent or otherwise, if their property, or their neighbourhood has potential to be affected in any way. I am also totally against Restricted Discretionary and Discretionary activities not requiring the written consent of other persons and shall not be notified or limited notified.		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.40	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the purpose in part. Requests deletion of the sentence stating that incentives for sustainable building design would expire after 5 years. Requests provision of a map of anticipated community activities ,permeability, connections and linkages within these zones and ensure land is appropriately zoned for these.		

Point Number	238.41	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies

Position: Support

Summary of Submission Supports in part, with suggested rewording as below. Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development.

Medium density development will be realised **within Urban Growth Boundaries and** close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures. **All medium density projects should appear before the Urban Design Panel or objective review authority and be assessed on high quality design including sustainable design principles.**

Point Number 238.43 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 272-8.2.3 Objective 3

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

Summary of Submission Supports the provision in part, with suggested deletion of policies 8.2.3.1 and 8.2.3.2 which relate to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.

Point Number 238.44 **Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards >
394-8.5.9

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

Summary of Submission supports the rule in part. Requests addition of an interpretive diagram to assist in clarifying how the rule applies to a double level building.

Point Number 238.45 **Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards >
395-8.5.10

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

Summary of Submission Requests deletion of rule. OR, requests insertion of translucent glass rather than opaque.

Point Number 238.46 **Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards >
384-8.5.6 > 386-8.5.6.2

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

Summary of Submission Requests deletion of rules 8.6.2.1 and 8.6.2.2 relating to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool and the expiry of the rule after five years. Requests all medium density projects should before the Urban Design Panel and be

assessed on high quality design including sustainable design principles.

Submitter Number:	244	Submitter:	Tania Flight
Contact Name:		Email:	tania.flight@gmail.com
Address:	112 Mooney RD, 9371		

Point Number	244.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	No medium density in Arrowtown. Instead, a southern boundary extension to cater for approximately 200 new houses released in stages as demand requires.		

Submitter Number:	255	Submitter:	N.W. & C.E. BEGGS
Contact Name:	Noel Beggs	Email:	beggsy@xtra.co.nz
Address:	154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371		

Point Number	255.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Notes that Medium Density Housing in Arrowtown needs careful consideration as to its need, and if deemed necessary strict criteria must be in place to protect the Arrowtown character.		

Submitter Number:	261	Submitter:	June Watson

Contact Name:		Email:	robin.june@slingshot.co.nz
Address:	35 Devon Street, Arrowtown, New Zealand, 9302		
Point Number	261.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Retention of the status quo. Opposes the medium density residential zone in Arrowtown.		

Submitter Number:	264	Submitter:	Philip Winstone
Contact Name:		Email:	philwinstone@xtra.co.nz
Address:	99253, Newmarket, Auckland, NZ, 1149		
Point Number	264.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	No medium density housing zone for Arrowtown.		
Point Number	264.2	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Oppose		
Summary of Submission	That the medium density residential zone is not applied to Arrowtown		
Point Number	264.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Not to proceed with Medium Density Zone for Arrowtown		

Point Number	264.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
Position:	Oppose		
Summary of Submission	Dont proceed with the MDHZ in Arrowtown		
Point Number	264.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Not allow building sites below 250sqm via the Homestar incentive should the MDHZ proceed in Arrowtown		
Point Number	264.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
Position:	Oppose		
Summary of Submission	No Medium Density Zone in Arrowtown.		
Point Number	264.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Oppose		
Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		
Point Number	264.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Oppose		
Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		
Point Number	264.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		
Point Number	264.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Oppose		
Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		
Point Number	264.11	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown. If the MDHP proposal was adopted building height should be limited to 5m		
Point Number	264.12	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	Do not adopt the Medium Density Zone in Arrowtown		

Submitter Number:	265	Submitter:	Phillip Bunn
Contact Name:		Email:	phillipbunn@outlook.com
Address:	297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	265.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.		

Submitter Number:	268	Submitter:	Mark Kramer
Contact Name:		Email:	mjkramer@xtra.co.nz
Address:	6 Criterion street, Arrowtown, Arrowtown, New Zealand, 9302		

Point Number	268.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The removal of provisions in the proposed district plan for an increase in the height recession plane in the proposed medium density area in Arrowtown. Retention of the existing height recession plane.		

Point Number	268.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Notes that Section 8.5.5 states maximum site density shall be 250m2, but only if the development doesn't attain a 6 star rating, which is not much more than is required under the existing building code.		

Point Number	268.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
Position:	Support		
Summary of Submission	Noted that continuous building length is set at 16m, which is restricted discretionary, does not need consent from affected parties, and doesn't need to be notified if a 6 star rating is achieved. With the discretion being controlled by a series of bullet points which are both ambiguous and subjective.		

Point Number	268.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6 > 286- 8.2.6.1
Position:	Support		

Summary of Submission

Adopting the Arrowtown guide lines 2006 in to the rules. As far as possible.

Submitter Number: 269**Submitter:** David Barton**Contact Name:****Email:** david@tuibiz.com**Address:** PO Box 32-502, Devonport, Auckalnd, New Zealand, 0624

Point Number 269.3**Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 318-8.2.12Objective 12**Position:** Other - Please clearly indicate your position in your submission below**Summary of Submission**

Add a policy that recognises and is sensitive to the character of central Wanaka.

Point Number 269.4**Provision:** 255-8 Medium Density Residential**Position:** Other - Please clearly indicate your position in your submission below**Summary of Submission**

Medium density in Wanaka should focus on greenfield and not infill.

Submitter Number: 273**Submitter:** The Full & Bye Trust**Contact Name:** Philip Thoreau**Email:** philip@thoreau.co.nz**Address:** 8 Maleme Avenue, Belmont, Auckland, New Zealand, 0622

Point Number 273.1**Provision:** 255-8 Medium Density Residential**Position:** Oppose**Summary of**

Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town

Submission	centre. Apply more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions.		
Point Number	273.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests reconsideration of the recession plane rules. Clarification of exemptions for a park, reserve and fronting the road or a significant reduction in the area of the zone where an exemption could apply.		
Point Number	273.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		
Summary of Submission	Opposes density incentives for Homestar. Requests Homestar tool be abandoned. Questions conflict of density incentives with plan objectives, and potential implications on parking, building coverage, density, recession planes and boundary setbacks. Questions the benefit of the 6 year window after which the Homestar incentives expire.		
Point Number	273.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Questions basis for sustainable buildings. Should be able to achieve special privileges relating to non notification.		
Point Number	273.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
Position:	Oppose		
Summary of Submission	This provision should be seen as misconceived and should be reconsidered.		

Submitter Number:	276	Submitter:	Jane Hazlett
Contact Name:		Email:	d.j.hazlett@xtra.co.nz
Address:	19 Merioneth Street, Arrowtown, New Zealand, 9302		
Point Number	276.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Allow the Arrowtown boundary to extend		

Submitter Number:	290	Submitter:	Christine Ryan
Contact Name:		Email:	erikandchris@gmail.com
Address:	92 Centennial Avenue, Arrowtown, New Zealand, 9302		
Point Number	290.1	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Supports the Medium Density Zone		

Submitter Number:	300	Submitter:	Rob Jewell
Contact Name:		Email:	robjewell2012@gmail.com
Address:	126 Kings Drive, Wanaka, 9305		
Point Number	300.4	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Oppose		

Summary of Submission	Opposes the provision.		
Point Number	300.5	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 364-8.4.22
Position:	Oppose		
Summary of Submission	Visitor accommodation should not be permitted within this zone.		
Point Number	300.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		
Summary of Submission	A section size should not be less than 400sqm.		

Submitter Number:	304	Submitter:	Sandra Zuschlag
Contact Name:		Email:	sandra.zuschlag@gmail.com
Address:	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		
Point Number	304.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Arrowtown should not get any medium density zone. Arrowtown boundary should stay as it is. Design guidelines for Arrowtown for any new building, alteration and streetscape landscaping controlled by Arrowtown design review board. 6star rated homes should not have any special rules in regards to density - they should fall under the normal rules. Every house in the Wakatipu should be homestar 6 rated. No more wood fires too be allowed in new Arrowtown houses or no upgrading to wood fires allowed. Density should not only talk about percentage of building per site but also about how much area		

can be sealed (driveways - patios). More permeable surface are a must.

Rainwater should be stored in tanks on site to be used for toilet flushing and garden watering.
Financial support by the council.

Submitter Number:	305	Submitter:	Josh McKeague
Contact Name:		Email:	joshmck@hotmail.com
Address:	20 Vancouver Drive, Queenstown, 9300		
Point Number	305.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density designation be removed.		
Point Number	305.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density designation be removed.		

Submitter Number:	306	Submitter:	NA
Contact Name:	Sara Clark	Email:	sara.clark@xtra.co.nz
Address:	23 Criterion Street, Arrowtown, 9302		
Point Number	306.1	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Oppose		
Summary of	That medium density housing should not be adopted within Arrowtown		

Submission

Submitter Number: 311 **Submitter:** Lyndsey Lindsay

Contact Name: **Email:**

Address: 20 Centennial Avenue, Arrowtown, New Zealand, 9302

Point Number 311.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Opposes all height.

Submitter Number: 317 **Submitter:** Elvene C Lewis

Contact Name: **Email:**

Address: 19A Nairn Street, Arrowtown, New Zealand, 9302

Point Number 317.1 **Provision:** 255-8 Medium Density Residential

Position: Oppose

Summary of Submission Oppose Medium Density Zone within Arrowtown

Submitter Number: 319 **Submitter:** Jon G Newson

Contact Name: **Email:**

Address:	PO Box 162, Arrowtown, New Zealand, 9302		
Point Number	319.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Concerned Medium Density Zone in Arrowtown will place a strain on street parking, off street parking and infrastructure (water supply and storm water). Believe we need more Shotover Country, Lakes Hayes and Jack Points developments.		

Submitter Number:	335	Submitter:	Nic Blennerhassett
Contact Name:		Email:	nickblen@kinect.co.nz
Address:	P O Box 215, Wanaka, New Zealand, 9343		
Point Number	335.11	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	General support with specific amendments sought.		
Point Number	335.12	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Rule 8.4.25 be amended to remove mention of specific materials, and possibly add wording to indicate that the palette of muted colours prescribed in the rural areas is not expected to be adhered to in residential zones.		
Point Number	335.13	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clarification is needed for Rule 8.5.10 - is the 'first storey' what we would call the ground floor, or is it the first floor above the ground floor (as we would usually understand the label)? A sill height of 1.5m seems high, although maybe reasonable if closer than 4m from the boundary.		

Point Number	335.15	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the zone as shown on planning map 21. Unsure with medium density zoning on planning map 20.		

Submitter Number:	341	Submitter:	Peter Mathieson
Contact Name:		Email:	peter@cgroup.co.nz
Address:	61 Adamson Drive, Arrowtown, Queenstown, New Zealand, 9203		

Point Number	341.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.		

Submitter Number:	362	Submitter:	Philip Thoreau
Contact Name:		Email:	philip@thoreau.co.nz
Address:	1 Tenby Street, Wanaka, New Zealand, 9305		

Point Number	362.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		
Summary of Submission	Oppose the proposal that "this rule shall not apply where the development can achieve specification to a minimum 6- star level using the NZ Green Building Council Home Star rule". Unclear what density does apply, if any. Further work and reconsideration is required.		

Point Number	362.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

Position:	Oppose

Summary of Submission	Oppose the extremely aggressive recession planes and will only lead to a very significant loss of amenity value to any neighbouring users and will seriously leave exposed or fail to protect the privacy and amenity of residential users and guests, directly in conflict with the plan objectives.

Point Number	362.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293- 8.2.7.4

Position:	Oppose

Summary of Submission	Oppose the policy as it will reduce amenity values and is inconsistent with zone purpose and objectives.

Point Number	362.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292- 8.2.7.3

Position:	Oppose

Summary of Submission	Oppose the Policy as it conflicts with the objectives and zone purpose.

Point Number	362.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3

Position:	Oppose

Summary of Submission	Oppose as prone to abuse and forced unhappy compromise and should be abandoned.

Point Number	362.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

Position:	Oppose

Summary of Submission	Oppose as prone to abuse and forced unhappy compromise.

Point Number	362.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1
Position:	Oppose		
Summary of Submission	Oppose Policy 8.2.3.1 as no clear basis for the provision is given to explain why a sustainable building should be able to achieve these special privileges.		
Point Number	362.8	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5
Position:	Oppose		
Summary of Submission	Oppose the provision that recession planes do not apply to sites adjoining the Town Centre zone, fronting the road or reserves.		
Point Number	362.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 385-8.5.6.1
Position:	Oppose		
Summary of Submission	Oppose the recession plane proposed		
Point Number	362.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2
Position:	Oppose		
Summary of Submission	Oppose the recession plane proposed.		

Submitter Number:	380	Submitter:	Villa delLago
Contact Name:	Charlotte Mill	Email:	charlotte.mill@xtra.co.nz
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	380.24	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies

Position: Support

Summary of Submission Supports the provision.

Point Number 380.25 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 264-8.2.2 Objective 2

Position: Support

Summary of Submission Supports the provision.

Point Number 380.26 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 272-8.2.3 Objective 3

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

Summary of Submission Supports the objective.

Point Number 380.27 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 276-8.2.4 Objective 4

Position: Support

Summary of Submission Supports the objective.

Point Number 380.28 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 280-8.2.5 Objective 5

Position: Support

Summary of Submission Supports the objective.

Point Number 380.29 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 285-8.2.6Objective 6

Position: Support

Summary of Submission	Supports the objective.		
Point Number	380.30	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	380.31	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Visitor accommodation should provide for underground parking where possible to get cars off the road and avoid unsightly above ground car parks		
Point Number	380.32	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	380.33	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Site development off State highway 6 should be only perpendicular to the road (like Glenda Drive) and not adjacent to the road, so that large green spaces can still be seen along the road approaches to Queenstown.		
Point Number	380.34	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13
Position:	Support		
Summary of Submission	Supports the objective		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.22	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add new policy to address privacy/overlooking effects, such as through the following suggested wording: 'Built form achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows, screening or other means'		
Point Number	383.23	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion		
Point Number	383.24	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
Point Number	383.25	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete “residential flat”		
Point Number	383.26	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete "residential flat"		
Point Number	383.27	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Amend Rule 8.5.10 so it relates to windows associated with habitable spaces		

Submitter Number:	389	Submitter:	Body Corporate 22362
Contact Name:	Sean McLeod	Email:	sean.mcleod@ppgroup.co.nz
Address:	C/O APL, PO Box 1586, Queenstown, New Zealand, 9348		
Point Number	389.5	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	At a minimum that Body Corporate 22362 be included in the medium density zone if not the whole of Goldfields. Plan of Body Corporate 22362 attached showing the area concerned.		
Point Number	389.6	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Support		
Summary of Submission	As a whole we agree with the review and the proposal of increasing the density of the existing residential areas as a policy.		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz

Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		
Point Number	391.7	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower slopes within 4-500m of Fernhill road and that it is also extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between. Questions Medium Density Zone location opposite Glenda Drive Suggests the Queenstown Heights Subzone be zoned as Low Density Residential.		
Point Number	391.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	generally supports the objectives and policies of the medium density residential zone		
Point Number	391.9	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	See comments in the low density rules in regards to the definition of site and multi story units		
Point Number	391.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Oppose		
Summary of Submission	That the area of land opposite Glenda Drive be zoned low density residential instead of medium density due to conflicting with objectives.		

Submitter Number:	399	Submitter:	Peter and Margaret Arnott

Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	399.7	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
Position:	Oppose		
Summary of Submission	That Rule 8.5.3.1(a) & (b) should be deleted.		
Point Number	399.8	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
Position:	Oppose		
Summary of Submission	That Rule 8.5.3.2 should be deleted.		
Point Number	399.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 381-8.5.3.3
Position:	Oppose		
Summary of Submission	That Rule 8.5.3.3 should be deleted.		

Submitter Number:	408	Submitter:	Otago Foundation Trust Board
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		
Point Number	408.7	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Add change as underlined:

"The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and the Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and so not impact on the primary role of the zone to provide housing supply. These non-residential activities may include community facilities such as churches which contribute to the urban fabric of an area by providing amenity, public spaces and accessibility."

Point Number

408.8

Provision:

255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 294-8.2.7.5

Position:

Not Stated

Summary of Submission

Include change as underlined:

"Low impact approaches to storm water management, on-site treatment and storage / dispersal approaches are enabled to limit demands on public transport infrastructure networks where practical."

Point Number

408.9

Provision:

255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 295-8.2.8Objective 8

Position:

Support

Summary of Submission

Support

Point Number

408.10

Provision:

255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 295-8.2.8Objective 8 > 297-8.2.8.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Delete this rule as follows:

~~Ensure any community uses or facilities are of limited intensity and scale, and generate only small volumes of traffic.~~

Point Number

408.11

Provision:

255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 310-8.2.11 Objective 11

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission	Make amendments as follows: The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment, <u>with supporting community facilities</u> which is sensitive to the its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network and is appropriately serviced.

Point Number	408.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-8.2.11.1

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

Summary of Submission	Make amendments as follows: "Intensification does not occur until adequate water supply services are available to service the development, <u>Council will include its provisions within the LTP as a priority.</u>"

Point Number	408.13	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2

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

Summary of Submission	Make amendments as follows: "A stormwater ~~network~~ design is provided that utilises on-site treatment and storage / dispersal approaches, and avoid impacts on the State Highway network."

Point Number	408.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 313-8.2.11.3

Position:	Support

Summary of Submission	Support

Point Number	408.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-8.2.11.4

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

Summary of Submission	Make amendments as follows: ~~"Safe and legible transport connections are provided that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side~~

of the State Highway 6.

The only new access to the zone will be via a northern connection to the Eastern Arterial road roundabout to ensure integration with road network and public transport routes on the southern side of State Highway 6."

Point Number	408.16	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 315-8.2.11.5.

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

Summary of Submission	No specific submission made but policy extract included in the submission.

Point Number	408.17	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6

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

Summary of Submission	Amend as follows: "A safe and legible walking and cycling environment is provided within the area. ~~that:~~ ~~Links to external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct convenient routes\~~ ~~Is of a form and layout that encourages walking and cycling~~ ~~Provides a safe and convenient waiting areas adjacent to the State Highway, which provides shelter form the weather~~ ~~Provides a direct and legible network.~~ Note: attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with the policy."

Point Number	408.18	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 317-8.2.11.7

Position:	Support

Summary of Submission	Support

Point Number	408.19	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Make amendments as follows: Community facilities and/or activities ~~D~~ <u>RD</u> <u>Discretion is limited to all of the following:</u> <u>- The design, appearance, materials, impact on the street of the building containing the activity</u> <u>- The location, nature and scale of activities of site</u> <u>- Parking and Access; safety, efficiency and impacts to on-street parking and neighbours</u> <u>- Hours of operation</u>		
Point Number	408.20	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Make amendments as follows: "Dwelling, Residential Unit, Residential Flat RD ~~For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3."~~		
Point Number	408.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the height limits but requests the addition of the following: <u>"8.5.1.2 A maximum height of 12 metres for a church (Community Activity) on the land fronting State Highway 6 between Hansen Road and Ferry Hill Drive"</u>		
Point Number	408.22	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Redraft the Rule as following (or in a similar manner) in order to reflect 3.2(2) above and to achieve the outcome submitted: <u>"Development on land fronting State Highway 6 between Hansen Road and Ferry Hill Drive shall provide the following:"</u> Note: The requested amendments to sub-clauses 8.5.3.1 and 8.5.3.2 are outlined in points 408 .24 and 408.25 below)		

Point Number	408.23	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendments as follows: ~~"Transport, parking and access design that:~~ ~~(a) Ensure connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive.~~ ~~(b) There is no new vehicular access to the State Highway."~~		
Point Number	408.24	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 381-8.5.3.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: ~~"A Traffic Impact Assessment which addresses all of the following:~~ ~~(a) Potential traffic effects to the local and State Highway network (including outlines of consultation with the New Zealand Transport Agency (NZTA)~~ ~~(b) Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA)~~ ~~(c) An access network design via Hansen Road, the Eastern Access Roundabout , and/or Ferry Hill Drive, and the avoidance of any access to the Stage Highway Network~~ ~~(d) Integration with existing transport networks and cumulative effects of traffic demand with known current or future developments~~ ~~(e) Integration with public access networks~~ ~~(f) Methods of Traffic Demand Management~~ A Landscape Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following: (a) The retention of exiting vegetation (where practicable) (b) A minimum of 2 tiered planting (inclusive of tall trees and scrubs) <u>made up of species listed as follows:</u> (c) Planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years, species locations on the site in order to soften not screen development ~~(d) Use of tree species having a minimum height at maturity of 1.8m~~ (e) Appropriate planting layout which does not limit solar access to new buildings or roads"		
Point Number	408.25	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	If the Rural Zoning (within the Outer Control Boundary) is retained, support an exception to the minimum boundary setback rule so an additional 1.5 m of land is not lost from the development potential for the site (i.e. Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).		

Point Number	408.26	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1

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

Summary of Submission	Regarding the non notification of applications, the proposed Medium Density Zone located fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) should be added to 8.6.2.2 (noting that the subject site is legally described as Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).

Submitter Number:	420	Submitter:	Lynn Campbell

Contact Name:		Email:	

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

Point Number	420.2	Provision:	255-8 Medium Density Residential

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

Summary of Submission	The submitter is concerned that not enough attention has be considered with respect to parking during the formulation of the Medium Density Zone. Additionally, the submitter raises concerns with regard to the safety of school pupils and elderly.

Submitter Number:	423	Submitter:	Carol Bunn

Contact Name:		Email:	carolbunn.winemaker@gmail.com

Address:	23 Nairn Street, Arrowtown, 9302

Point Number	423.2	Provision:	255-8 Medium Density Residential

Position:	Oppose

Summary of Submission	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		

Point Number	438.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The NZFS wish to include the term “emergency service facilities” to this Objective. Amend to read: <i>“Provide for community activities and facilities, <u>and emergency service facilities</u> that are generally best located in a residential environment close to residents”</i>		

Point Number	438.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 296-8.2.8.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	NZFS wish to amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <i>“Enable the establishment of community activities and facilities <u>and emergency service facilities</u> where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.”</i>		

Point Number	438.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 336-8.4.2
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	438.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9
Position:	Not Stated		

Summary of Submission	Retain as notified.		
Point Number	438.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
Position:	Not Stated		
Summary of Submission	The NZFS wishes to exempt drying towers from rules 8.5.1.1 and 8.5.1.2. Amend to add <u>Exemption: Fire station towers are exempt from this rule</u>		
Point Number	438.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Not Stated		
Summary of Submission	Requests fire stations are exempt from this rule. <u>Exemption: Fire stations are exempt from this rule</u>		

Submitter Number:	445	Submitter:	Helwick Street Limited
Contact Name:	Stephen Pearson	Email:	stephen.pearson88@gmail.com
Address:	19B Masons Avenue, Auckland, Auckland, New Zealand, 1011		
Point Number	445.1	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to allow some small scale and appropriate commercial activity.		

Submitter Number:	470	Submitter:	Queenstown Playcentre
Contact Name:	Mindy Swigert	Email:	queenstownplaycentre@xtra.co.nz

Address:	PO Box 176, Queenstown, 9348		
Point Number	470.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Generally supports the idea of increasing density close to town, however requests that guidelines are introduced and plans are reviewed by an appropriate panel.		

Submitter Number:	479	Submitter:	Mr Trevor William Oliver
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	479.1	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	Opposes the proposed Medium Density Residential zone between Wynyard Crescent and Fernhill Road, and over the submitters property at 16B Wynyard Crescent, Fernhill (legally described as PUB & AUB1 ON UP 22268 and held in title OT14A/51, OT14A). Retain the Low density residential zoning of the residential block between Wynyard Crescent and Fernhill Road.		
Point Number	479.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Submits that a change in the height and density of the proposed land zoned as Medium Density between Wynyard Crescent and Fernhill Road as sought does not achieve the purpose of the Resource Management Act being the sustainable management of natural and physical resources as it adversely affects our social and cultural well-being and the maintenance and enhancement of amenity values in our area.		

Submitter Number:	503	Submitter:	DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	503.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density) OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1 OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)		
Point Number	503.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		
Summary of Submission	delete rule 8.5.5		
Point Number	503.5	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 408-8.6.2.1
Position:	Oppose		
Summary of Submission	delete rule 8.6.2.1		

Submitter Number:	504	Submitter:	Virginia Barbara Bush

Contact Name:		Email:	ginny@wanakaphysiotherapy.co.nz
Address:	PO Box 845, Wanaka , New Zealand, 9343		

Point Number	504.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12
Position:	Not Stated		
Summary of Submission	Supports the Wanaka MDR Transition Overlay. Retain objective 8.2.12 and supporting policies 8.2.12.1, 8.2.12.2 and 8.2.12.3		

Submitter Number:	505	Submitter:	JWA & DV Smith Trust
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	505.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend policy 8.2.2.3 as follows: ~~shall not be dominated by~~ <u>Mitigate adverse effects of garaging, parking and accessways on Street frontages.</u>		

Point Number	505.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 277-8.2.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 8.2.4.1 as follows: ~~Apply-Ensure~~ <u>recession plane, building height, yard setback, site coverage, and window sill height controls are complied with</u> as the primary means of ensuring reasonable protection of neighbours' privacy and amenity values.		

Point Number	505.13	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend objective 8.2.7 as follows: ~~Ensure~~ Medium density development efficiently utilises existing infrastructure and minimises ~~impacts-adverse effects~~ on infrastructure and roading networks.		
Point Number	505.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend policy 8.2.7.2 as follows: ~~Encourage~~ Medium density development ~~is to be~~ located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure <u>and transport</u> networks.		
Point Number	505.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend policy 8.2.7.3 as follows: Access and parking is located and designed to optimise efficiency and safety and minimise ~~impacts-adverse effects~~ on on-street parking and traffic management.		
Point Number	505.16	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
Position:	Oppose		
Summary of Submission	Delete Policy 8.2.7.4		
Point Number	505.17	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Not Stated		
Summary of Submission	Insert new policy 8.2.7.6 as follows: <u>Provide for vehicle use in a manner which retains essential vehicle access in the Medium Density Residential Zone while providing for pedestrian safety</u>		
Point Number	505.18	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies >

Position: Not Stated

Summary of Submission Insert new policy 8.2.7.7 as follows:
Recognise the intensification of density and activity levels within the Medium Density Residential Zone will require comprehensive traffic management plans and sufficient on site car parking.

Point Number 505.19 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12 > 320-8.2.12.2

Position: Not Stated

Summary of Submission Amend policy 8.2.12.2 as follows:
 Non-residential and mixed use activities provide a quality built form which supports the role of the Town Centre ~~activates the street~~, minimises the ~~dominance~~ adverse effects of parking and adds visual interest to the urban environment.

Point Number 505.20 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12 > 321-8.2.12.3

Position: Not Stated

Summary of Submission Delete Policy 8.2.12.3

Point Number 505.21 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25

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

Summary of Submission Amend rule 8.4.25 as follows:
 Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street, adequate on-site car parking and natural hazards...

Point Number 505.22 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25

Position: Not Stated

Summary of Submission Amend rule 8.4.25 as follows:
Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street, adequate on-site car parking and natural hazards...

Point Number	505.23	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
Position:	Support		
Summary of Submission	Retain Rule 8.5.1		

Point Number	505.24	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Not Stated		
Summary of Submission	Amend Rule 8.5.8 as follows: Add the following: <u>On the Southern boundary of the Town Centre Overlay Zone. there must be a setback of 4.5m.</u>		

Submitter Number:	506	Submitter:	Friends of the Wakatiou Gardens and Reserves Incorporated
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	506.2	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density) OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1 OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)		

Point Number	506.3	Provision:	255-8 Medium Density Residential
Position:	Not Stated		

Summary of Submission	Delete rule 8.5.5		
Point Number	506.4	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 408-8.6.2.1
Position:	Not Stated		
Summary of Submission	Delete rule 8.6.2.1		
Point Number	506.7	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.		

Submitter Number:	510	Submitter:	Wayne L Blair
Contact Name:		Email:	wayneblair@xtra.co.nz
Address:	97 Warren Street, Wanaka, New Zealand, 9305		
Point Number	510.1	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	- The current zoning for low, medium and high density should remain in Wanaka		
Point Number	510.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	The objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St -		

MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.

Point Number	510.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8

Position:	Not Stated

Summary of Submission	There should be no commercial activity within this area outside of normal working hours.

Point Number	510.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

Position:	Not Stated

Summary of Submission	I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can residents expect if the Medium Density change is implemented?

Point Number	510.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12

Position:	Not Stated

Summary of Submission	The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.

Point Number	510.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies

Position:	Not Stated

Summary of Submission	8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site 8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per site Which is the correct number? Remove confusion

Point Number	510.7	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17

Position:	Not Stated

Summary of Submission	There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.

Point Number	510.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

Position:	Not Stated

Summary of Submission	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Point Number	510.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

Position:	Not Stated

Summary of Submission	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Submitter Number:	511	Submitter:	Helen Blair

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

Address: 97 Warren Street, Wanaka, New Zealand, 9305

Point Number 511.1 **Provision:** 255-8 Medium Density Residential

Position: Not Stated

Summary of Submission - The current zoning for low, medium and high density should remain in Wanaka

Point Number 511.2 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 280-8.2.5 Objective 5

Position: Not Stated

Summary of Submission The objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St - MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.

Point Number 511.3 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 295-8.2.8Objective 8

Position: Not Stated

Summary of Submission There should be no commercial activity within this area outside of normal working hours.

Point Number 511.4 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 303-8.2.10 Objective 10:

Position: Not Stated

Summary of Submission I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can residents expect if the Medium Density change is implemented?

Point Number 511.5 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.

Point Number 511.6 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission 8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site
8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per site
Which is the correct number? Remove confusion

Point Number 511.7 **Provision:** 255-8 Medium Density Residential
> 334-8.4 Rules - Activities > 359-8.4.17

Position: Not Stated

Summary of Submission There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.

Point Number 511.9 **Provision:** 255-8 Medium Density Residential
> 372-8.5 Rules - Standards > 382-8.5.4

Position: Not Stated

Summary of Submission To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.

Point Number	511.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Not Stated		
Summary of Submission	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.		

Submitter Number:	512	Submitter:	The Estate of Norma Kreft
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	512.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Oppose		
Summary of Submission	Amend policy 8.2.2.3 as follows: ~~shall not be dominated by~~ <u>Mitigate adverse effects of garaging, parking and accessways on Street frontages.</u>		

Point Number	512.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Oppose		
Summary of Submission	Amend objective 8.2.7 as follows: ~~Ensure Medium~~ density development efficiently utilises existing infrastructure and minimises impacts <u>adverse effects</u> on infrastructure and roading networks.		

Point Number	512.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
Position:	Oppose		

Summary of Submission

Amend policy 8.2.7.3 as follows:
Access and parking is located and designed to optimise efficiency and safety and minimise impacts adverse effects to on-street parking

Point Number

512.4

Provision:

255-8 Medium Density Residential
> 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend rule 8.4.11.2 as follows:

- Bullet Point 1 - The extent to which the location, external appearance, site layout and design of buildings and fences addresses the site context and conditions. and contributes positively to residential character and amenity.
 - Bullet Point 2 - The extent to which the development positively addresses the street environment.
 - Bullet Point 6 - The extent to which building mass is broken down and articulated in order to reduce visual impacts on neighbouring properties and the public realm.
 - Bullet Point 7 - The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.
-

Point Number

512.5

Provision:

255-8 Medium Density Residential
> 372-8.5 Rules - Standards > 373-8.5.1

Position:

Oppose

Summary of Submission

Amend Rule 8.5.1 as follows:

Non-compliance status: ~~NC~~ RD

Where a proposal exceeds this height. discretion is restricted to all of the following:

- The extent to which variation in the building form, including the use of projections and recessed building elements, varied roof form, and variety of materials and colour, mitigates the effects of the additional height.
 - Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building.
 - The extent to which topography or landscape mitigates any visual impacts.
 - The extent to which the additional height of the building influences its overall visual dominance.
- Exemption: The proposed change to activity status shall not apply to the area of the MDR zone adjoining the Wanaka Town Centre Transition Overlay contained within Brownston, Helwick, Chalmers and Upton Streets.
-

Point Number

512.6

Provision:

255-8 Medium Density Residential
> 372-8.5 Rules - Standards > 382-8.5.4

Position: Oppose

Summary of Submission Amend Rule 8.5.4 as follows:

Non-compliance status: ~~D~~-RD

Where a proposal exceeds this coverage, discretion is restricted to all of the following:

- The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form and varied materials and textures reduces the potential dominance of the building

- The extent to which topography or landscaping mitigates any dominance impacts

Point Number	512.7	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

Position: Oppose

Summary of Submission Amend Rule 8.5.5 as follows:

Non-compliance status: ~~NC~~ RD

Where a proposal exceeds the density rule, discretion is restricted to the following:

- The extent to which the development promotes medium density housing.

- The extent to which any adverse effects on local infrastructure and the ability to provide adequate vehicle parking and outdoor living space on the site are mitigated

- The extent to which topography or landscaping mitigates any density impacts

Point Number	512.8	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

Position: Oppose

Summary of Submission Amend Rule 8.5.6 as follows:

Non-compliance status: ~~NC~~-RD

Where a proposal exceeds this recession plane, discretion is restricted to the following:

- The extent to which the recession plane protection has adverse effects on the amenity of neighbouring properties.

- The extent to which topography or landscape mitigates any visual dominance of buildings.

Point Number	512.9	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

Position: Oppose

Summary of Submission Amend Rule 8.5.7 as follows:

Non-compliance status: ~~NC~~-RD

Where a proposal exceeds this landscaped permeable surface. discretion is restricted to the following:

- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

Point Number	512.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

Position: Oppose

Summary of Submission Amend Rule 8.5.8 as follows:

Non-compliance status: ~~D~~-RD

Where a proposal exceeds this minimum boundary setback. discretion is restricted to the following:

- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.

- Any adverse effects of the proximity of the building to adjoining sites and streets. in terms of visual dominance. or loss of privacy or sunlight.

- The extent to which topography or landscape mitigates any reduced setback area.

Point Number	512.11	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

Position: Oppose

Summary of Submission Amend Rule 8.5.10 as follows:

Non-compliance status: ~~D~~-RD

Where a proposal breeches the window sill height, discretion is restricted to the following:

- The extent to which building elevations and materials. orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential properties.

Submitter Number:	514	Submitter:	Duncan Fea

Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz

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

Point Number	514.2	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Retain Chapter 8 in its entirety		

Submitter Number:	521	Submitter:	Estate A P M Hodge
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	521.1	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Retain Chapter 8 in its entirety.		

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.20	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Support		
Summary of Submission	Relief Sought: "Community activities <u>and facilities</u> are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone."		

Point Number	524.21	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Support		
Summary of Submission	Retain		
Point Number	524.22	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 296-8.2.8.1
Position:	Support		
Summary of Submission	Retain		
Point Number	524.23	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 297-8.2.8.2
Position:	Support		
Summary of Submission	retain		
Point Number	524.24	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 298-8.2.8.3
Position:	Support		
Summary of Submission	Retain		
Point Number	524.25	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9
Position:	Oppose		
Summary of Submission	Relief sought: Change the activity status of community activities and facilities. A change to Permitted activity status is sought		

Point Number	524.26	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 369-8.4.27
Position:	Support		
Summary of Submission	Retain Include the term Community Facilities as if this term is retained then it should occur alongside the term Community Activities.		

Submitter Number:	536	Submitter:	Wanaka Trust
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	536.1	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Oppose		
Summary of Submission	Amend policy 8.2.2.3 as follows: ~~Street frontages shall not be dominated by~~ <u>Mitigate adverse effects of garaging, parking and accessways on Street frontages.</u>		
Point Number	536.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Oppose		
Summary of Submission	Amend objective 8.2.7 as follows: ~~Ensure Medium~~ density development efficiently utilises existing infrastructure and minimises impacts ~~adverse effects~~ on infrastructure and roading networks.		
Point Number	536.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
Position:	Oppose		

Summary of Submission	Amend policy 8.2.7.3 as follows: Access and parking is located and designed to optimise efficiency and safety and minimise <u>impacts-adverse effects</u> to on-street parking		
Point Number	536.4	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 8.4.11.2 as follows: • Bullet Point 1 - <u>The extent to which the location, external appearance, site layout and design of buildings and fences addresses the site context and conditions. and contributes positively to residential character and amenity.</u> • Bullet Point 2 - The extent to which the development positively addresses the street environment. • Bullet Point 6 - The extent to which building mass is broken down and articulated in order to reduce <u>visual impacts</u> on neighbouring properties and the public realm. • Bullet Point 7 - <u>The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.</u>		
Point Number	536.5	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 8.5.1 as follows: Non-compliance status: ~~NC~~ <u>RD</u> <u>Where a proposal exceeds this height. discretion is restricted to all of the following:</u> - <u>The extent to which variation in the building form, including the use of projections and recessed building elements, varied roof form, and variety of materials and colour, mitigates the effects of the additional height.</u> - <u>Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building.</u> - <u>The extent to which topography or landscape mitigates any visual impacts.</u> - <u>The extent to which the additional height of the building influences its overall visual dominance.</u> <u>Exemption: The proposed change to activity status shall not apply to the area of the MDR zone adjoining the Wanaka Town Centre Transition Overlay contained within Brownston, Helwick, Chalmers and Upton Streets.</u>		
Point Number	536.6	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

Position: Oppose

Summary of Submission Amend Rule 8.5.4 as follows:
Add: Except for land contained in, or formerly contained in Lot 3 DP 25998 and Section 2 Blk XLII of Wanaka where the maximum building coverage shall be 50%.

Non-compliance status: ~~D~~ RD

Where a proposal exceeds this coverage, discretion is restricted to all of the following:
- Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building
- The extent to which topography or landscape mitigates any visual dominance impacts

Point Number 536.7 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

Position: Oppose

Summary of Submission Amend Rule 8.5.5 as follows:
Non-compliance status: ~~NC~~ RD

Where a proposal exceeds the density rule, discretion is restricted to the following:
- The extent to which the development promotes medium density housing.
- The extent to which any adverse effects on local infrastructure and the ability to provide adequate vehicle parking and outdoor living space on the site are mitigated
- The extent to which topography or landscaping mitigates any density impacts

Point Number 536.8 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

Position: Oppose

Summary of Submission Amend Rule 8.5.6 as follows:
Non-compliance status: ~~NC~~ RD

Where a proposal exceeds this recession plane, discretion is restricted to the following:
- The extent to which the recession plane protection has adverse effects on the amenity of neighbouring properties.
- The extent to which topography or landscape mitigates any visual dominance of buildings.

Point Number 536.9 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

Position: Oppose

Summary of Submission Amend Rule 8.5.7 as follows:

Non-compliance status: ~~NC~~-RD

Where a proposal exceeds this landscaped permeable surface. discretion is restricted to the following:

- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

Point Number	536.10	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

Position: Oppose

Summary of Submission Amend Rule 8.5.8 as follows:

Non-compliance status: ~~D~~-RD

Where a proposal exceeds this minimum boundary setback. discretion is restricted to the following:

- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.

- Any adverse effects of the proximity of the building to adjoining sites and streets. in terms of visual dominance. or loss of privacy or sunlight.

- The extent to which topography or landscape mitigates any reduced setback area.

Point Number	536.11	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

Position: Oppose

Summary of Submission Amend Rule 8.5.10 as follows:

Non-compliance status: ~~D~~-RD

Where a proposal breeches the window sill height, discretion is restricted to the following:

- The extent to which building elevations and materials. orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential properties.

Submitter Number:	569	Submitter:	Russell Heckler

Contact Name:		Email:	hecklerdenise@hotmail.com

Address:	3 Jenkins Place, Arrowtown, New Zealand, 9302

Point Number	569.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	That there will not be Medium Density within the present Arrowtown Boundary		

Submitter Number:	571	Submitter:	Totally Tourism Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		
Point Number	571.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 335-8.4.1
Position:	Oppose		
Summary of Submission	Opposes the Non-Complying Activity status for VA within the proposed Medium Density Residential Zones in both Queenstown and Wanaka.		
Point Number	571.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 8.21 and Policy 8.2.1.1 are contradictory to the Rules, which provide for anything other than registered home stays or holiday homes let for up to 180 nights per year to be a Non-Complying Activity.		
Point Number	571.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose Objective 8.2.9, and policies 8.2.9.1, 8.2.9.2, and 8.2.9.3, which support and inform Rules 8.4.1, 8.4.22, and 8.4.23		
Point Number	571.19	Provision:	255-8 Medium Density Residential

Position:	Not Stated
Summary of Submission	Any further or consequential or alternative amendments necessary to give effect to this submission.

Submitter Number:	578	Submitter:	Keith Milne
Contact Name:		Email:	kashmilne@gmail.com
Address:	79 Essex Avenue, Arrowtown, New Zealand, 9302		
Point Number	578.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Reject medium density zone in Arrowtown. Keep the urban growth boundary where it is at present. Retain the existing rules for recession planes and boundary setbacks. Make infill development a notify-able activity. to consider each case taking neighbours concerns into account.		

Submitter Number:	586	Submitter:	J D FAMILTON and Sons Trust
Contact Name:	Herb FAMILTON	Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		
Point Number	586.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10		
Point Number	586.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		

Summary of Submission	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5		
Point Number	586.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Oppose		
Summary of Submission	Delete Policy 8.2.2.3		
Point Number	586.12	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
Position:	Support		
Summary of Submission	Retain Activity rule 8.4.10.2		
Point Number	586.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Support		
Summary of Submission	Retain Activity rule 8.4.11.2		
Point Number	586.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
Position:	Oppose		
Summary of Submission	Delete in full Activity Rule 8.4.23		
Point Number	586.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Support		
Summary of Submission	Retain Building Coverage 8.5.4		

Point Number	586.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Support		
Summary of Submission	Retain Density Rule 8.5.5		
Point Number	586.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Support		
Summary of Submission	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		
Point Number	586.18	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7
Position:	Support		
Summary of Submission	Retain Landscape Permeable Surface Rule 8.5.7		
Point Number	586.19	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Support		
Summary of Submission	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
Point Number	586.20	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
Position:	Support		
Summary of Submission	Retain Continuous Building Length Rule 8.5.9		
Point Number	586.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Support		

Summary of Submission	Retain Window Sill Heights Rule 8.5.10		
Point Number	586.22	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2		

Submitter Number:	591	Submitter:	Varina Propriety Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	591.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	The Wanaka Town Centre Transition Overlay Zone is deleted and replaced with the Wanaka Town Centre Zone. Should some or all of the Wanaka Town Centre Transition Overlay be approved, the Submitters seek the following particular outcomes and otherwise reserve their position: The objectives, policies and rules of the Medium Density Residential Zone are modified to allow non-residential built forms within the Wanaka Town Centre Transition Overlay more enabling built form bulk and location controls.		
Point Number	591.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 8.2.2 and Objective 8.2.5 and their associated policies are modified so the specified urban design outcomes apply only to multiunit residential or visitor accommodation developments rather than all development. Objective 8.2.9 and associated policies and the relevant rule framework are modified to allow for a wider group of visitor accommodation activities. Amend the objectives, policies and rules to provide for and enable visitor accommodation activities in the Visitor Accommodation Sub-Zones.		

Point Number	591.6	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Sloping sites (as defined by the PDP) are excluded from the recession plane requirements specified in Rule 8.5.6.		

Submitter Number:	597	Submitter:	John Duncan Lindsay
Contact Name:		Email:	jdlf2b@gmail.com
Address:	2 B Centennial Avenue, Arrowtown, New Zealand, 9302		

Point Number	597.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Reject the medium density zone at Arrowtown. Maintain the height restrictions on buildings to the present level.		

Submitter Number:	599	Submitter:	and others
Contact Name:	Peter Fleming	Email:	
Address:	PO Box 498, Queenstown, New Zealand, 9348		

Point Number	599.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Abandon the medium density zone in Park Street area.		

Submitter Number:	602	Submitter:	N & B Teat Family Trust
Contact Name:	N & B Teat	Email:	nbteat@xtra.co.nz
Address:	PO Box 320, Wanaka, New Zealand, 9305		
Point Number	602.1	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities
Position:	Support		
Summary of Submission	Supports the proposal of the Wanaka Town Centre Transition Area.		

Submitter Number:	604	Submitter:	Jackie Gillies & Associates
Contact Name:	Jackie Gillies	Email:	jackie@jackiegillies.co.nz
Address:	PO Box 213, New Zealand, 9348		
Point Number	604.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Not Stated		
Summary of Submission	NZ Green Star 6 star is no better than compliance under the NZ Building Code and therefore does not encourage better quality building and improved thermal efficiency. A NZ Green Star 8 star rating would be more appropriate and would achieve the intended improvements of thermal efficiency.		
Point Number	604.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Not Stated		
Summary of Submission	The definition is ambiguous. Change the wording to “.... heights ABOVE GROUND FLOOR		

Submitter Number:	618	Submitter:	Heather Guise
Contact Name:		Email:	heather@guise.co.nz
Address:	19 Thomson Street, Arrowtown, New Zealand, 9302		
Point Number	618.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Opposes Medium Density Residential in Arrowtown.		

Submitter Number:	620	Submitter:	Ballantyne Investments Ltd
Contact Name:	Robin Patterson	Email:	robin.patterson@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	620.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Change to Proposed Rule 8.8.5 Requiring land zoned Medium Density to be developed to a density of 25 to the hectare		

Submitter Number:	628	Submitter:	reception@jea.co.nz
Contact Name:	Neville Mahon	Email:	reception@jea.co.nz
Address:	PO Box 95, New Zealand, 9348		

Point Number	628.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Rezone the "Medium Density zoned land outlined in red in the submission to "High Density Residential". the land is generally bounded by Park Street and Brisbane Street.		

Submitter Number:	646	Submitter:	G W (Bill) Crooks
Contact Name:		Email:	bill@arrowauto.co.nz
Address:	19 B Devon Street, Arrowtown, New Zealand, 9302		
Point Number	646.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Revisit the boundary changes around Arrowtown and delete the proposed changes to rezone land in Arrowtown for Medium Density.		

Submitter Number:	648	Submitter:	Gillian Kay Crooks
Contact Name:		Email:	billandgill@vodafone.co.nz
Address:	19 B Devon Street, Arrowtown, New Zealand, 9302		
Point Number	648.2	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Oppose Medium Density Zoning in Arrowtown. Already large areas of land zoned for residential use in the Wakatipu area.		
Point Number	648.3	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1

Position:	Oppose		
Summary of Submission	Oppose increase in height limits for Arrowtown only due to concerns with loss of direct sunlight, privacy and views.		
Point Number	648.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Oppose		
Summary of Submission	Oppose increase in height recession plane for Arrowtown only due to concerns with loss of direct sunlight, privacy and views.		

Submitter Number:	649	Submitter:	Southern District Health Board
Contact Name:	Janine Kruger	Email:	janine.kruger@southerndhb.govt.nz
Address:	PO Box 2180, Queenstown, New Zealand, 9349		
Point Number	649.1	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Support		
Summary of Submission	This proposal should facilitate the development of affordable and appropriate housing/accommodation opportunities for seasonal and lower-paid workers who currently have difficulty finding suitable accommodation in Queenstown and Wanaka. Public Health South has had concerns about overcrowding in worker accommodation and the potential risks this may have on health, especially the transmission of infectious diseases. Greater access to suitable accommodation should help to address this risk. The submitter requires that this provision is allowed.		
Point Number	649.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
Position:	Support		
Summary of Submission	Community design affects patterns of living that in turn influence health. Research shows that easy access to a safe place to exercise promotes fitness. Access to walking/cycling paths are positively associated with physical activity behaviours and proximity to places for physical activity within the neighbourhood promotes activity.		

The submitter requests that the provisions are allowed.

Submitter Number:	651	Submitter:	David & Vivki Caesar
Contact Name:		Email:	halecaesar@xtra.co.nz
Address:	7 Charters Lane, Arrowtown, New Zealand, 9302		

Point Number	651.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Oppose		
Summary of Submission	Minimum Medium Density section sizes should be increased to 350m2 in Arrowtown		

Point Number	651.5	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Oppose		
Summary of Submission	Boundary Setbacks should be increased from 1.5 metres to 2.5 metres		

Submitter Number:	652	Submitter:	Adventure Consultants Limited
Contact Name:	Scott Edgar	Email:	scott@southernland.co.nz
Address:	PO Box 713, Wanaka, New Zealand, 9343		

Point Number	652.1	Provision:	255-8 Medium Density Residential

Position:	Support
Summary of Submission	Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is re-zoned and that the Wanaka Town Centre Transition Overlay (Map 21)is applied as proposed along with all relevant provisions as set out in the Proposed District Plan.

Submitter Number:	655	Submitter:	Bridesdale Farm Developments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	655.6	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	The inclusion of transport standards for the Medium Density Residential Zone		

Submitter Number:	657	Submitter:	Lorraine Cooper
Contact Name:		Email:	
Address:	8 Park Street, Quenestown, New Zealand, 9300		
Point Number	657.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Oppose		
Summary of Submission	Retain the current road boundary setback of 4.5 metres.		

Submitter Number:	668	Submitter:	Philip Thoreau
Contact Name:		Email:	philip@thoreau.co.nz
Address:	1 Tenby Street, Wanaka, New Zealand, 9305		

Point Number	668.1	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reconsideration of provisions under 8.5.5, in particular in the light of the fact that the area or proposed to be zoned as medium density is essentially almost exclusively a residential zone.		

Point Number	668.2	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273- 8.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Greater explanation and justification sought		

Point Number	668.3	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293- 8.2.7.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reconsideration of Policy 8.2.7.4		

Point Number	668.4	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Oppose		
Summary of Submission	Reduce recession plane angle		

Point Number	668.5	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 385-8.5.6.1

Position:	Oppose		
Summary of Submission	Reduce recession plane angle		
Point Number	668.6	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2
Position:	Oppose		
Summary of Submission	Reduce recession plane angle		
Point Number	668.7	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 387-8.5.6.3
Position:	Oppose		
Summary of Submission	Reduce recession plane angle		
Point Number	668.8	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5
Position:	Oppose		
Summary of Submission	It is submitted that 8.5.6 requires significant rework, a reduction of the highly aggressive Recession planes and reconsideration of 8.5.6.5 to more appropriate, or a significant reduction in the area of the zone where such an exemption could apply, taking specifically into account the amenities value of the residential users and visitors in the area in accordance with the proposed objectives.		
Point Number	668.9	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The Medium Density Residential Zone proposal is supported by the submitters, except where indicated in the foregoing, where through reasons of either the proposed boundaries of the zone, through the provisions relating to density 8.5.5, recession planes 8.5.6 and in relation to parking 8.2.7.3 and 8.2.7.4, conflict with the objectives of the zone purpose of 8.1, and will adversely impact on the primary role of the zone to provide housing supply whilst ensuring reasonable amenity protection and protecting the privacy and amenity of guests and residential users.		
Point Number	668.10	Provision:	255-8 Medium Density Residential

Position:	Oppose		
Summary of Submission	It is submitted that it is preferred to have more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions.		
Point Number	668.11	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	It is submitted that the proposed area for the zone; which is essentially a part of the traditional and historical Wanaka town precinct requires sensitive care in its development so as to preserve actual character of the precinct which gives Wanaka its identity.		

Submitter Number:	676	Submitter:	Philip & Jocelyn Sanford
Contact Name:		Email:	plsanford@tracks.co.nz
Address:	46 Park Street, Queenstown, New Zealand, 9300		
Point Number	676.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	We want the QLDC to reconsider Discretionary Activities and return to a democratic process whereby affected persons e.g., neighbours can have some say. See our attached submission.		

Submitter Number:	679	Submitter:	Millennium & Copthorne Hotels New Zealand Limited
Contact Name:	Takeshi Ito	Email:	takeshi.ito@millenniumhotels.com
Address:	PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140		
Point Number	679.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		

Summary of Submission

We seek either a High Density Residential zoning on the land with a 12 metre height limit. or. some other zoning which provides for hotels at the height of the current development .

Submitter Number:

682

Submitter:

Joan Allison Garvan & Myles
Cameron White as Trustees for
DL & JA Garvan Family Trusts

Contact Name:

MJ de Buyzer

Email:

mdebuyzer@berryco.co.nz

Address:

PO Box 10, Oamaru, New Zealand, 9444

Point Number

682.1

Provision:

255-8 Medium Density Residential

Position:

Support

Summary of Submission

Support the creation of the new Medium Density Residential Zone with the proposed rules as set out in the draft District Plan.

Submitter Number:

686

Submitter:

Garth Makowski

Contact Name:**Email:**

reception@jea.co.nz

Address:

PO Box 95, Queenstown, New Zealand, 9348

Point Number

686.2

Provision:

255-8 Medium Density Residential

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Secondary Relief – Amend provisions to allow for an increase in density within the Medium Density Zone

Submitter Number:

699

Submitter:

Reddy Group Limited

Contact Name: Nick Grala **Email:** n.grala@harrisingrierson.com

Address: PO Box 5760, Wellesley Street, Auckland, New Zealand, 1141

Point Number 699.6 **Provision:** 255-8 Medium Density Residential
> 256-8.1 Zone Purpose

Position: Not Stated

Summary of Submission

The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by ~~appropriate utility~~ adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is possible in the Low Density Residential Zone, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys.

Development will be required to ~~adhere to~~ achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2006. A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. ~~To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.~~

The zone may also support visitor accommodation where this is best located within a residential environment and does not adversely impact on the supply of permanent (long term) rental accommodation. visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residential uses.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.

Point Number 699.7 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies

Position: Not Stated

Summary of Submission Medium density development ~~will be realised~~ occurs close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails ~~in a manner that is responsive to housing demand pressures.~~

Point Number 699.8 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 259-8.2.1.1

Position: Not Stated

Summary of Submission ~~The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land~~ Provide opportunities for medium density housing and visitor accommodation close to town centres, local shopping zones, activity centres and public transport routes. ~~that is appropriate for medium density housing or visitor accommodation uses~~

Point Number 699.9 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 260-8.2.1.2

Position: Not Stated

Summary of Submission ~~Enable m~~ Medium density development is anticipated up to two storeys in of varying building ~~typologies forms~~ including terrace, semi-detached, duplex, townhouse and small lot detached housing.

Point Number 699.10 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 261-8.2.1.3

Position: Not Stated

Summary of Submission ~~Enable m~~ More than two storeys may be possible on some sloping sites where the development is able to comply with all other standards (including recession planes, setbacks, density and building coverage).

Point Number 699.11 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 262-8.2.1.4

Position:	Not Stated		
Summary of Submission	~~The zone provides~~ Provide for compact development forms that provide a diverse housing supply and contain the outward spread of residential <u>growth areas</u> .		
Point Number	699.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 263-8.2.1.5
Position:	Not Stated		
Summary of Submission	~~Higher density development is incentivised to help support development feasibility, reduce the prevalence of land banking, and ensure greater responsiveness of housing supply to demand.~~		
Point Number	699.13	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
Position:	Not Stated		
Summary of Submission	~~Development provides a positive contribution to the environment through quality urban design solutions which complement and enhances local character, heritage and identity.~~ <u>Residential areas are attractive, healthy and safe environments with functional and quality development that positively responds to the site, neighbourhood and the wider context and which are in keeping with or complement the planned built character of the place</u>		
Point Number	699.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 265-8.2.2.1
Position:	Not Stated		
Summary of Submission	~~Manage development to ensure that buildings shall address streets and provide direct connection between front doors and the street, with limited presentation of unarticulated blank walls or facades to the street.~~		
Point Number	699.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 266-8.2.2.2
Position:	Not Stated		
Summary of	<u>Require development to provide some form of visual connection with the street (such as through</u>		

Submission	the inclusion of windows, outdoor living areas, low profile fencing or landscaping) ~~Where~~ street activation (by the methods outlined by Policy 8.2.2.1) is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).		
Point Number	699.16	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Not Stated		
Summary of Submission	<u>Avoid</u> ~~Street~~ frontages shall not be <u>being</u> dominated by garaging, parking and accessways.		
Point Number	699.17	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 268-8.2.2.4
Position:	Not Stated		
Summary of Submission	<u>Encourage</u> developments to reduce dominance effects ~~The mass of buildings shall be broken down~~ through variation in facades and materials, roof form, building separation and recessions or other techniques ~~to reduce dominance on streets, parks, and neighbouring properties~~		
Point Number	699.18	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 269-8.2.2.5
Position:	Not Stated		
Summary of Submission	Landscaped areas shall be well designed and integrated into the design of developments, <u>to provide</u> ~~providing~~ high amenity spaces for <u>outdoor living spaces</u> ~~recreation and enjoyment~~ , and to soften the visual impact of development <u>from the street</u> , ~~with particular regard to the street frontage of developments~~		
Point Number	699.19	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-8.2.2.6
Position:	Not Stated		
Summary of Submission	<u>Require</u> ~~Development~~ must take account of <u>to have regard to</u> any design guide or urban design strategy applicable to the area.		

Point Number	699.20	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 271-8.2.2.7

Position:	Not Stated

Summary of Submission	~~Encourage The amenity and/or environmental values of natural site features (such as topography, geology, vegetation, waterways and creeks) are taken into account by to be incorporated into site layout and design, and integrated as assets to the development (where appropriate)~~

Point Number	699.21	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3

Position:	Support

Summary of Submission	Retain as notified.

Point Number	699.22	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1

Position:	Support

Summary of Submission	Retain as notified.

Point Number	699.23	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 274-8.2.3.2

Position:	Support

Summary of Submission	Retain as notified.

Point Number	699.24	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 275-8.2.3.3

Position:	Support

Summary of	Retain as notified.

Submission

Point Number	699.25	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
Position:	Not Stated		
Summary of Submission	~~Provide reasonable protection of amenity values, within the context of an increasingly intensified suburban zone where character is changing and higher density housing is sought~~ <u>Development provides high-quality on-site living environments for residents and achieves a reasonable standard of residential amenity for adjoining sites.</u>		

Point Number	699.26	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 277-8.2.4.1
Position:	Support		
Summary of Submission	Apply recession plane, building height, yard setback, site coverage, and window sill height controls as the primary means of ensuring reasonable protection of neighbours' <u>access to sunlight</u>, privacy and amenity values.		

Point Number	699.27	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 278-8.2.4.2
Position:	Not Stated		
Summary of Submission	~~Ensure buildings are designed and located to respond positively to site context through methods to maximise solar gain and limit energy costs.~~		

Point Number	699.28	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 279-8.2.4.3
Position:	Not Stated		
Summary of Submission	~~Where compliance with design controls is not practical due to site characteristics, development shall be designed to maintain solar gain to adjoining properties.~~		

Point Number	699.29	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.30	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-8.2.5.1
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.31	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.32	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.33	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 284-8.2.5.4
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.34	Provision:	255-8 Medium Density Residential

> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7

Position: Not Stated

Summary of Submission ~~Ensure medium density development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.~~

Medium density development is adequately serviced by network infrastructure

Point Number 699.35 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 290-8.2.7.1

Position: Not Stated

Summary of Submission ~~Medium density development is provided close to town centres and local shopping zones to reduce private vehicle movements and maximise walking, cycling and public transport patronage.~~

Point Number 699.36 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 291-8.2.7.2

Position: Not Stated

Summary of Submission ~~Require Mmedium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of to be adequately serviced by existing or planned infrastructure networks.~~

Point Number 699.37 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 292-8.2.7.3

Position: Not Stated

Summary of Submission ~~Access and parking is located and designed to optimise efficiency and safety and minimise impacts to on street parking~~

Point Number 699.38 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 293-8.2.7.4

Position: Not Stated

Summary of Submission	A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 400 m of either a bus stop or the edge of a town centre zone.		
Point Number	699.39	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 294-8.2.7.5
Position:	Not Stated		
Summary of Submission	<u>Encourage</u> Low impact approaches to storm water management, including on-site treatment and storage / dispersal approaches are enabled to limit demands on public infrastructure networks.		
Point Number	699.40	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	699.41	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Support		
Summary of Submission	Rule: Retain as notified		
Point Number	699.42	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Not Stated		
Summary of Submission	Matters of restricted discretion: Discretion is restricted to all of the following: · ~~The location, external appearance, site layout and design of buildings and fences~~ · ~~The extent to which the development positively addresses <u>relationship to</u> the street~~ · ~~The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function.~~ · ~~In Arrowtown, the extent to which the development responds positively to Arrowtown's~~		

~~character, utilising consistency with the Arrowtown Design Guidelines 2006 as a guide~~

~~· For land fronting State Highway 6 between Hansen Road and the Shotover River, traffic and landscaping provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3~~

~~· The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm~~

~~· Design of Pparking and access: safety, efficiency and impacts to on-street parking and neighbours~~

~~· Design of landscaping The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity~~

~~· natural hazards Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.~~

Point Number	699.43	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1 > 375-8.5.1.2

Position:	Not Stated

Summary of Submission	Retain as notified.

Point Number	699.44	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

Position:	Not Stated

Summary of Submission	Retain as notified.

Point Number	699.45	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

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

Summary of Submission	The maximum site density shall be one residential unit or dwelling per 250m2 net site area. However, this rule shall not apply where the development can achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.

~~Notwithstanding the above, the exceptions applying to developments achieving certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool shall~~

~~cease to apply at a date being five years after the date the Medium Density Residential Zone is made operative.~~

Point Number	699.46	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

Position:	Not Stated

Summary of Submission	Retain as notified

Point Number	699.47	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

Position:	Not Stated

Summary of Submission	Retain as notified

Point Number	699.48	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

Position:	Not Stated

Summary of Submission	Retain as notified

Point Number	699.49	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

Position:	Not Stated

Summary of Submission	Continuous Building Length: The continuous length of any building facade above one storey shall not exceed ~~16~~ <u>24</u> m.

Point Number	699.50	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

Position:	Not Stated

Summary of Submission

Matters of restricted discretion

Where a proposal exceeds this length, discretion is restricted to all of the following:

- building dominance
- building form and appearance
- ~~The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building~~
- ~~The extent to which topography or landscaping mitigates any dominance impacts~~
- ~~The extent to which the height of the building influences the dominance of the building in association with the continuous building length~~

Point Number

699.51

Provision:

255-8 Medium Density Residential
> 372-8.5 Rules - Standards >
395-8.5.10

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 1.5m ~~4m~~ of the site boundary.

Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.

Point Number

699.52

Provision:

255-8 Medium Density Residential
> 372-8.5 Rules - Standards >
396-8.5.11

Position:

Not Stated

Summary of Submission

Retain as notified.

Submitter Number:

717

Submitter:

The Jandel Trust

Contact Name:

Brett Giddens

Email:

brett@townplanning.co.nz

Address:

PO Box 2559, Queenstown, New Zealand, 9349

Point Number	717.1	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use zone or Industrial zone as shown on the map attached to this submission.		

Point Number	717.3	Provision:	255-8 Medium Density Residential > 256-8.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Amend as follows: The Medium Density Residential Zone has the purpose to provide land for primarily residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre or <u>are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads</u>, and do not impact on the primary role of the zone to provide housing supply...		

Point Number	717.4	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-8.2.1.1
Position:	Not Stated		
Summary of Submission	Amend as follows: 8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, <u>workers accommodation</u> or visitor accommodation uses.		

Point Number	717.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
Position:	Not Stated		
Summary of Submission	Add new policy: <u>8.2.1.6 Encourage and provide for workers accommodation to be established higher densities and support workers accommodation as an ancillary land use to help offset potential adverse effects from non-residential activity.</u>		

Point Number	717.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-8.2.2.6

Position:	Oppose

Summary of Submission	Delete policy 8.2.2.6

Point Number	717.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4

Position:	Not Stated

Summary of Submission	Add new policy: <u>8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and nearby Industrial and Commercial Zones.</u>

Point Number	717.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-8.2.10.3

Position:	Not Stated

Summary of Submission	Amend as follows: 8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment, <u>with the exception of any existing lawfully established uses.</u>

Point Number	717.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6

Position:	Not Stated

Summary of Submission	Amend as follows: 8.2.11.6 A safe and legible walking and cycle environment is provided that: • links to the external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct and convenient routes • is of a form and layout that encourages walking and cycling • provides a safe and convenient waiting area adjacent to the State Highway, which provides shelter from weather • provides a direct and legible network. Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA)

to determine compliance with this policy.

Point Number	717.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11

Position:	Not Stated

Summary of Submission	Amend as follows: 8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a ~~high quality~~ residential <u>mixed use</u> environment which <u>some</u> is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.

Point Number	717.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13

Position:	Support

Summary of Submission	Retain Objective 8.2.13

Point Number	717.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1

Position:	Not Stated

Summary of Submission	Amend as follows: 8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway <u>or 100m from non residential activities</u> shall be designed to meet internal sound levels of AS/ NZ 2107:2000.

Point Number	717.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 339-8.4.5

Position:	Oppose

Summary of Submission	Alter activity status to discretionary for bulk material storage over 200m2 in area. Below this area is permitted if not directly visible from outside of the site.

Point Number	717.14	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position:	Oppose		
Summary of Submission	Amend as follows: 8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, <u>or existing access locations</u> . b. There is no new vehicular access to the State Highway Network.		
Point Number	717.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
Position:	Oppose		
Summary of Submission	Delete Rule 8.5.3.2		
Point Number	717.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1
Position:	Support		
Summary of Submission	Retain Rule 8.5.8.1 – Minimum Boundary Setback		
Point Number	717.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Oppose		
Summary of Submission	Delete Rule 8.5.10 – Window Sill Heights		
Point Number	717.23	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Not Stated		
Summary of Submission	Amend as follows: 8.2.10 Objective - Provide for ~~limited~~ smallscale commercial activities where such activities: • contribute to a diverse residential environment; • maintain residential character and amenity; and • do not compromise the primary purpose of the zone for residential use.		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		
Point Number	719.40	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-8.2.5.1
Position:	Support		
Summary of Submission	Retain Policy 8.2.5.1 as proposed		
Point Number	719.41	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
Position:	Support		
Summary of Submission	Retain 8.2.7 Objective as proposed		
Point Number	719.42	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2
Position:	Not Stated		
Summary of Submission	Amend 8.2.7.2 as follows: ...trail/trail networks, and is designed in a manner consistent with the capacity to ensure that it does not adversely affect the safety, efficiency and functionality of infrastructure networks.		
Point Number	719.43	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
Position:	Not Stated		
Summary of Submission	Amend Policy 8.2.7.3 to read as follows: Access and parking is located and designed to optimise maintain the efficiency and safety of the transport network and minimise impacts to on-street parking.		

Point Number	719.44	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2
Position:	Not Stated		
Summary of Submission	Amend 8.2.9.2 to read as follows: Visitor accommodation shall be designed in a manner to ~~limit~~ <u>mitigate the adverse effects on residential areas</u> associated with noise, vehicle access and parking <u>on transport networks and residential areas</u>		

Point Number	719.45	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 302-8.2.9.3
Position:	Support		
Summary of Submission	Retain Policy 8.2.9.3 as proposed		

Point Number	719.46	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11
Position:	Support		
Summary of Submission	If this area of land is to be re-zoned Medium Density Residential then this policy should be retained as proposed.		

Point Number	719.47	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2
Position:	Support		
Summary of Submission	Retain Policy 8.2.11.2 as proposed.		

Point Number	719.48	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-8.2.11.4
Position:	Support		
Summary of Submission	Retain Policy 8.2.11.4 and the advice notes as proposed		

Point Number	719.49	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 315-8.2.11.5.

Position:	Support

Summary of Submission	Retain Policy 8.2.11.5 as proposed

Point Number	719.50	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6

Position:	Support

Summary of Submission	Retain Policy 8.2.11.6 as proposed.

Point Number	719.51	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13

Position:	Support

Summary of Submission	Retain 8.2.13 Objective as proposed

Point Number	719.52	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1

Position:	Support

Summary of Submission	Retain Policy 8.2.13.1 as proposed

Point Number	719.53	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

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

Summary of Submission	Support and Amend Retain Policy 8.4.11.2 with the following amendment to the 7th bullet point: • Parking and access: safety, <u>and efficiency of the roading network</u> , and impacts to on-street

Point Number	719.54	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23

Position:	Not Stated

Summary of Submission	Amend Amend Rule 8.4.23 as follows:

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

Point Number	719.55	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 368-8.4.26

Position:	Oppose

Summary of Submission	Change the activity status of Rule 8.4.26 to Non-complying

Point Number	719.56	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 370-8.4.28

Position:	Oppose

Summary of Submission	Delete Rule 8.4.28

Point Number	719.57	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 376-8.5.2

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

Summary of Submission	Amend Rules as follows: 8.5.2.1 For buildings located within 80m of <u>a State Highway 6 between (between Hansen Road and the Shotover River)</u> Any new residential buildings, or buildings containing activities sensitive to road noise, and located within 80 metres of <u>the seal edge of a State Highway 6 between Lake Hayes and Frankton</u> shall be designed, <u>constructed and maintained to meet ensure that the internal noise levels do not exceed 35dB LAeq (1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.</u>

Point Number	719.58	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3

Position:	Support

Summary of Submission	Retain Rules - Standard 8.5.3

Point Number	719.59	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position:	Not Stated

Summary of Submission	Amend Rules - Standard 8.5.3.1a as follows: a Ensures connections to the State highway network are only via Hansen Road, the Eastern Access <u>Road</u> Roundabout, and/or Ferry Hill Drive

Point Number	719.60	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position:	Not Stated

Summary of Submission	Add another traffic impact assessment matter to Rules - Standard 8.5.3.2 as follows: <u>q Integration with pedestrian and cycling networks, particularly the cross SH6 connections.</u>

Point Number	719.61	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position:	Not Stated

Summary of Submission	Amend Rules - Standard 8.S.3.2c as follows: c. An access network design via Hansen Road, the Eastern Access <u>Road</u> Roundabout, and/or Ferry Hill Drive, and the avoidance of any new access to the State highway network

Point Number	719.62	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1

Position:	Not Stated

Summary of Submission	Amend Rules - Standard 8.5.8.1 as follows: 8.5.8.1 Road boundary setback: 3m, <u>except for state highway boundaries which shall be 4. Sm.</u>

Point Number	719.63	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1
Position:	Oppose		
Summary of Submission	Amend Rule 8.6.1 to read as follows: Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited- notified.~ <u>except for</u> <u>8.6. 1. 1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party.</u>		

Submitter Number:	727	Submitter:	Belfast Corporation Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	727.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Amend provisions to allow for an increase in density within the Medium Density Zone		

Submitter Number:	729	Submitter:	Infinity Investment Group Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		
Point Number	729.1	Provision:	255-8 Medium Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of	The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated		

Submission	and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

Submitter Number:	731	Submitter:	Mulwood Investments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	731.2	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Amend provisions to allow for an increase in density within the Medium Density Zone		

Submitter Number:	737	Submitter:	Sneaky Curlew Pty Ltd
Contact Name:	Duncan White	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	737.1	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town Centre zone.		
Point Number	737.2	Provision:	255-8 Medium Density Residential
Position:	Not Stated		

Summary of Submission

Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dungarvon Streets.

Submitter Number:	751	Submitter:	Hansen Family Partnership
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	751.8	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	Retain the provisions		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		

Point Number	752.4	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	The proposed Medium Density Zone is removed from the Plan on the basis of the character of Arrowtown, infrastructural requirements, amenity value and current atmospheric respirable particulate concentrations.		

Submitter Number:	773	Submitter:	John & Jill Blennerhassett

Contact Name:	Email: johnblenn@gmail.com		
Address:	PO Box 195, Wanaka, New Zealand, 9343		
Point Number	773.10	Provision:	255-8 Medium Density Residential
Position:	Support		
Summary of Submission	We welcome this new zone designation becoming part of the Plan. While encouraging higher densities, including provision for terrace housing within this zone, thought needs to be given to provision of open space to balance the increased density of people.		
Point Number	773.12	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
Position:	Support		
Summary of Submission	Pembroke Park, as open space, will only become more valuable to the community as time goes on. We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'. We agree that design for prevention of crime and vandalism should be promoted (eg. how splendidly the Pembroke Park skateboard/cycle development has been used and respected by young people of wide age range, for whom it was designed and constructed ... well done all who have been involved !).		
Point Number	773.14	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2
Position:	Support		
Summary of Submission	Pembroke Park, as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'.		
Point Number	773.15	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3
Position:	Support		
Summary of Submission	Pembroke Park, as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies		

to expedite active transport and to enhance 'walkability'.

Submitter Number:	775	Submitter:	H R & D A Familton
Contact Name:	Herb R Familton	Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		
Point Number	775.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10		
Point Number	775.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5		
Point Number	775.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Oppose		
Summary of Submission	Delete Policy 8.2.2.3		
Point Number	775.12	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
Position:	Support		
Summary of Submission	Retain Activity rule 8.4.10.2		

Point Number	775.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Support		
Summary of Submission	Retain Activity rule 8.4.11.2		
Point Number	775.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
Position:	Oppose		
Summary of Submission	Delete in full Activity Rule 8.4.23		
Point Number	775.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Support		
Summary of Submission	Retain Building Coverage 8.5.4		
Point Number	775.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Support		
Summary of Submission	Retain Density Rule 8.5.5		
Point Number	775.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Support		
Summary of Submission	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		
Point Number	775.18	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

Position:	Support		
Summary of Submission	Retain Landscape Permeable Surface Rule 8.5.7		
Point Number	775.19	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Support		
Summary of Submission	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
Point Number	775.20	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
Position:	Support		
Summary of Submission	Retain Continuous Building Length Rule 8.5.9		
Point Number	775.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Support		
Summary of Submission	Retain Window Sill Heights Rule 8.5.10		
Point Number	775.22	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2		

Submitter Number:	792	Submitter:	Patricia Swale
Contact Name:		Email:	

Address: 495 Flor Road East, 6RD, Invercargill, New Zealand, 9876

Point Number 792.1 **Provision:** 255-8 Medium Density Residential
> 256-8.1 Zone Purpose

Position: Oppose

Summary of Submission Oppose rezoning from Low Density Residential to Medium Density Residential. See submission for further detail.

Point Number 792.2 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 263-8.2.1.5

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

Summary of Submission Seeks clarification

Land banking statement - where is this happening told by a district planner not happening in this area.

Point Number 792.3 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 264-8.2.2 Objective 2 > 267-8.2.2.3

Position: Oppose

Summary of Submission Dominated garaging - where will this be?

Point Number 792.4 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 264-8.2.2 Objective 2 > 268-8.2.2.4

Position: Oppose

Summary of Submission With extra buildings need to provide for garaging and parking onsite with extra land coverage.

Point Number 792.5 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 292-8.2.7.3

Position: Oppose

Summary of Submission	Amend this statement to say how this will happen.		
Point Number	792.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	792.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	792.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 300-8.2.9.1
Position:	Oppose		
Summary of Submission	A management plan shall be provided by whom? Doesn't say - when making rules need to know the content.		
Point Number	792.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2
Position:	Oppose		
Summary of Submission	In this rule should be mention of number of parks on site required.		
Point Number	792.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Oppose		
Summary of Submission	Object strongly to any type of commercial activities in this area.		

Point Number	792.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12
Position:	Support		
Summary of Submission	Agree with Wanaka Town Centre Overlay as shown on map. Providing commercial activities do not extend plan marked areas.		
Point Number	792.12	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 340-8.4.6
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	792.13	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 305-8.2.10.2
Position:	Oppose		
Summary of Submission	Confusing statement conflicting numbers per site (8.4.11.2)		
Point Number	792.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Oppose		
Summary of Submission	Confusing statement conflicting numbers per site (8.4.10.2)		
Point Number	792.15	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
Position:	Oppose		
Summary of Submission	No licensed premises should be allowed in this residential area.		
Point Number	792.16	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 371-

Position: Oppose

Summary of Submission Oppose if this statement in residential area.

Point Number 792.17 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17

Position: Oppose

Summary of Submission Oppose if this statement in residential area.

Point Number 792.18 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1

Position: Oppose

Summary of Submission Wanaka height 7m - should be final height. See submission for further detail.

Point Number 792.19 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

Position: Oppose

Summary of Submission Building coverage - 45%. See submission for further detail.

Point Number 792.20 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

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

Summary of Submission Submitter seeks clarification.

Point Number 792.21 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

Position: Oppose

Summary of Submission	Opposes restriction on window size and restriction of 1.5m		
Point Number	792.22	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1
Position:	Oppose		
Summary of Submission	Oppose strongly.		
Point Number	792.23	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2
Position:	Oppose		
Summary of Submission	Affected people should be notified.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		
Point Number	798.31	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-8.2.7.2
Position:	Oppose		
Summary of Submission	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.		

Submitter Number:	803	Submitter:	H R Familton
Contact Name:		Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		

Point Number	803.9	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10		

Point Number	803.10	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5		

Point Number	803.11	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
Position:	Oppose		
Summary of Submission	Delete Policy 8.2.2.3		

Point Number	803.12	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
Position:	Support		
Summary of Submission	Retain Activity rule 8.4.10.2		

Point Number	803.13	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
Position:	Support		
Summary of	Retain Activity rule 8.4.11.2		

Submission

Point Number	803.14	Provision:	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
Position:	Oppose		
Summary of Submission	Delete in full Activity Rule 8.4.23		

Point Number	803.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
Position:	Support		
Summary of Submission	Retain Building Coverage 8.5.4		

Point Number	803.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
Position:	Support		
Summary of Submission	Retain Density Rule 8.5.5		

Point Number	803.17	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
Position:	Support		
Summary of Submission	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		

Point Number	803.18	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7
Position:	Support		
Summary of Submission	Retain Landscape Permeable Surface Rule 8.5.7		

Point Number	803.19	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
Position:	Support		
Summary of Submission	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
Point Number	803.20	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
Position:	Support		
Summary of Submission	Retain Continuous Building Length Rule 8.5.9		
Point Number	803.21	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
Position:	Support		
Summary of Submission	Retain Window Sill Heights Rule 8.5.10		
Point Number	803.22	Provision:	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.crow@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		
Point Number	805.48	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

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

Summary of Submission Support with amendments. Amend to:

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

Point Number 805.49 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 289-8.2.7Objective 7 > 291-8.2.7.2

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

Summary of Submission Support with amendments. Amend to:

Medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure networks and in a manner that will not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant infrastructure. .

Point Number 805.50 **Provision:** 255-8 Medium Density Residential
> 325-8.3 Other Provisions and Rules > 326-8.3.1 District Wide

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

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

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

Submitter Number: 810 **Submitter:** Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua

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

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

Point Number	810.32	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 402-8.5.13
Position:	Not Stated		
Summary of Submission	Setback of buildings from water bodies: Add a further matter of discretion: Manawhenua values.		

Submitter Number:	814	Submitter:	Julie P Johnston
Contact Name:		Email:	Julie Johnston
Address:	6 Alexander Place, Arrowtown, New Zealand, 9302		
Point Number	814.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Oppose the proposed Medium Density "urban infill" for Arrowtown but supports extending town boundaries to allow for extra dwellings.		

Submitter Number:	821	Submitter:	Janice Kinealy
Contact Name:		Email:	janandmick.k@xtra.co.nz
Address:	New Zealand, 9300		
Point Number	821.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	- Object to density change, specifically for Brisbane Street- from high density to medium density. - Size of buildings and recession planes are too large for the area.		

Submitter Number:	824	Submitter:	Barbara Derrett
Contact Name:		Email:	jadegreen15@gmail.com
Address:	Caernarvon Street, Arrowtown, New Zealand, 0		
Point Number	824.1	Provision:	255-8 Medium Density Residential
Position:	Not Stated		
Summary of Submission	Reference to Arrowtown I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation. I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.		

Submitter Number:	842	Submitter:	Scott Crawford
Contact Name:		Email:	reception@jea.co.nz
Address:	New Zealand, 9300		
Point Number	842.5	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Submitter requests the inclusion of transport standards for the Medium Density Residential Zone.		

Submitter Number:	847	Submitter:	FII Holdings Limited

Contact Name: Brett Giddens **Email:** brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 8349

Point Number 847.1 **Provision:** 255-8 Medium Density Residential
> 256-8.1 Zone Purpose

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

Summary of Submission Amend -8.1 as follows:

The Medium Density Residential Zone has the purpose to provide land for primarily residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre or are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads, and do not impact on the primary role of the zone to provide housing supply...

Point Number 847.2 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1 > 259-8.2.1.1

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

Summary of Submission Amend as follows:

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, workers accommodation or visitor accommodation uses.

Point Number 847.3 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 258-8.2.1 Objective 1

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

Summary of Submission Insert new policy:

8.2.1.6 Encourage and provide for workers accommodation to be established higher densities and support workers accommodation as an ancillary land use to help offset potential adverse effects from non-residential activity.

Point Number 847.4 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 264-8.2.2 Objective 2 > 270-8.2.2.6

Position:	Oppose		
Summary of Submission	Delete Policy 8.2.2.6		
Point Number	847.5	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new policy: <u>8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and nearby Industrial and Commercial Zones.</u>		
Point Number	847.6	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: 8.2.10 Objective - Provide for ~~limited~~ small-scale commercial activities where such activities: • contribute to a diverse residential environment; • maintain residential character and amenity; and • do not compromise the primary purpose of the zone for residential use.		
Point Number	847.7	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-8.2.10.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: 8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment, <u>with the exception of any existing lawfully established uses.</u> -		
Point Number	847.8	Provision:	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11

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

Summary of Submission Amend as follows:

8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a ~~high quality residential~~ mixed use environment which some is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.

Point Number 847.9 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 310-8.2.11 Objective 11 > 316-8.2.11.6

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

Summary of Submission Delete note from 8.2.11.6

~~Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with this policy.~~

Point Number 847.10 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 322-8.2.13 Objective 13

Position: Support

Summary of Submission Retain Objective 8.2.13

Point Number 847.11 **Provision:** 255-8 Medium Density Residential
> 257-8.2 Objectives and Policies
> 322-8.2.13 Objective 13 > 323-8.2.13.1

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

Summary of Submission Amend as follows:

8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway or 100m from non-residential activities shall be designed to meet internal sound levels of AS/ NZ 2107:2000.

Point Number 847.12 **Provision:** 255-8 Medium Density Residential
> 334-8.4 Rules - Activities > 339-8.4.5

Position: Oppose

Summary of Submission Amend as follows:

Alter activity status to discretionary for bulk material storage over 200m² in area. Below this

area is permitted if not directly visible from outside of the site.

Point Number	847.13	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

Position:	Oppose

Summary of Submission	Amend as follows: 8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, <u>or existing access locations.</u> b. There is no new vehicular access to the State Highway Network.

Point Number	847.14	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2

Position:	Oppose

Summary of Submission	Delete rule 8.5.3.2

Point Number	847.15	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1

Position:	Support

Summary of Submission	Retain Rule 8.5.8.1 – Minimum Boundary Setback

Point Number	847.16	Provision:	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

Position:	Oppose

Summary of Submission	Delete Rule 8.5.10 – Window Sill Heights

Point Number	847.22	Provision:	255-8 Medium Density Residential

Position:	Oppose

Summary of	Amend the zone as sought in the submission. The submitter seeks the rezoning of the site (145

Submission	Frankton - Ladies Mile Highway) and wider area to Business Mixed Use zone or Industrial zone; or amending the Medium Density Residential zone provisions.

Submitter Number:	853	Submitter:	Nicola Richards
Contact Name:		Email:	nhrichards@hotmail.com
Address:	8 Devon Street, Arrowtown, New Zealand, 9302		

Point Number	853.1	Provision:	255-8 Medium Density Residential
Position:	Oppose		
Summary of Submission	Do not adopt proposed Medium Density Zone in Arrowtown		

Chapter 9 – High Density Residential

Submitter Number:	7	Submitter:	Sue Knowles
Contact Name:		Email:	suefelsknowles@hotmail.com
Address:	11 York Street, Queenstown, New Zealand, 9300		

Point Number	7.1	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	That all properties within the High Density Residential Zone having access off the York Street right of way (including numbers 11, 9, 3 and 1) be rezoned to Low Density Residential.		

Point Number	7.2	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Opposes the chapter generally		

Point Number	7.3	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	That Clause 9.6.3. and 9.6.3.1 are deleted and replaced with provisions to require that all building heights on sloping land above 7 metres are publically notified.		

Submitter Number:	9	Submitter:	Terry Drayon
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		

Point Number	9.5	Provision:	26-9 High Density Residential
Position:	Oppose		

Summary of Submission

To not increase the height of buildings on flat land in Wanaka above 2 stories but nominate an area in 3 Parks where this is permissible

Submitter Number: 19

Submitter: Kain Fround

Contact Name:

Email: kainis_45@hotmail.com

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

Point Number 19.14

Provision: 26-9 High Density Residential

Position: Oppose

Summary of Submission Opposes the chapter generally

Submitter Number: 20

Submitter: Aaron Cowie

Contact Name:

Email: aaron_learmington@hotmail.com

Address: New Zealand, 0000

Point Number 20.2

Provision: 26-9 High Density Residential

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

Summary of Submission Submitter requests consideration to:

- significantly higher property heights, especially towards the centre of Queenstown. Would like to see houses of 4-5 stories as the norm, with hotel complexes even higher.
 - increased density
 - inclusion of PassivHaus standards
-

Submitter Number:	22	Submitter:	Raymond Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		
Point Number	22.10	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Supports the chapter provisions generally		

Submitter Number:	64	Submitter:	Trustees - Panorama Trust
Contact Name:	Gordon & Alison Sproule	Email:	sproule@xtra.co.nz
Address:	50 Oriel Avenue, Tawa, Wellington, New Zealand, 5028		
Point Number	64.1	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Oppose		
Summary of Submission	Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road and the outcomes of a previous case in the environment court (ENV-2007-CHC-191). Requests the 7m height limit be enforced for the Pounamu Hotel site at 94-130 Frankton Road. Requests that full notification is required if the 7m height is exceeded. Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.		
Point Number	64.2	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
Position:	Oppose		
Summary of Submission	Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road		

and the outcomes of a previous case in the environment court (ENV-2007-CHC-191).
Requests that full notification is required if the 7m height is exceeded.
Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.

Submitter Number:	68	Submitter:	Nigel Sadlier
Contact Name:		Email:	n.a.sadlier@gmail.com
Address:	50 Kings Avenue, Matua, Tauranga, New Zealand, 3110		

Point Number	68.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
Position:	Oppose		
Summary of Submission	Rule – Standard 9.5.1.1 and the associated note should be amended so that the definition of a “Flat Site” applies to land in its original state, meaning land that has not been subject to any prior earthworks and/or development. Any consequential amendments that stem from the amendment set out above.		

Point Number	68.3	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1
Position:	Oppose		
Summary of Submission	Rule – Standard 9.5.1.1 and the associated note should be amended so that any proposal to construct buildings to a maximum height of 12 metres (3 storeys) or 15 metres (4 storeys) in Queenstown is a Discretionary Activity and subject to full notification processes. Any consequential amendments that stem from the amendment set out above.		

Point Number	68.4	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Opposes proposed Rule – Standard 9.5.2 and associated notes as a building height of 10 metres on sloping sites is excessive. Requests Rule – Standard 9.5.2 and the associated note should be deleted. Any consequential amendments that stem from the amendment set out above.		

Point Number	68.5	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

Position:	Oppose
Summary of Submission	Rule – Standard 9.5.3 should be amended so that the maximum building height is retained at 7 metres. Any consequential amendments that stem from the amendment set out above.

Submitter Number:	76	Submitter:	Angela Waghorn
Contact Name:		Email:	awaghorn20@gmail.com
Address:	9D York Street, Queenstown, 9300		
Point Number	76.1	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	1. That York Street properties numbered 1 – 11 be included in the Low Density zone designation. 2. High density zoning be designated to properties south west side of Hallenstein Street.		

Submitter Number:	77	Submitter:	Angela Waghorn
Contact Name:		Email:	awaghorn20@gmail.com
Address:	9D York Street, Queenstown, 9300		
Point Number	77.1	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	Clause 9.6.2 and 9.6.2.1 be amended to read notification be required. Clause 9.6.3 and 9.6.3.1 be amended to read notification be required.		

Submitter Number:	86	Submitter:	Jeff Aldridge
Contact Name:		Email:	jefftv@queenstown.co.nz
Address:	34 Quarry Place, Lake Hayes Estate, Queenstown, 9304		
Point Number	86.6	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose
Position:	Support		
Summary of Submission	Suggests that Gorge road should be looked at under this high density zone as a worker accomodation area.		

Submitter Number:	102	Submitter:	PR Queenstown Ltd
Contact Name:	Pete Ritchie	Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		
Point Number	102.4	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose..		

Submitter Number:	103	Submitter:	Neki Patel
Contact Name:	Pete Ritchie	Email:	pete@kerrritchie.com
Address:	38A Gorge Road, Queenstown, New Zealand, 9300		

Point Number	103.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	104	Submitter:	Hamish Munro
Contact Name:		Email:	Hamish.Munro@ipsos.com
Address:	PO Box 1894, Queenstown, New Zealand, 9300		
Point Number	104.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	107	Submitter:	Barry Sarginson
Contact Name:		Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		
Point Number	107.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	108	Submitter:	Clyde Macintrye
Contact Name:		Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		
Point Number	108.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	110	Submitter:	Alan Cutler
Contact Name:		Email:	a.g.cutler@gmail.com
Address:	48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305		
Point Number	110.12	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the Policies and Objectives supporting and facilitating higher levels of residential living and commercial activities in the central area around Wanaka CBD. Considers there is potential for the area between Lakeside Rd and Lismore Streets to enable 'boutique' retail, and develop into a tourist boulevard including café's, fashion, arts and crafts, ice-cream parlours, chocolate /sweet shops etc.		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		
Point Number	117.10	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Questions meaning of rule, please expand. Questions if it is it about restricting high density below the specified datums.		

Submitter Number:	150	Submitter:	Mount Crystal Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
Point Number	150.4	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Support		
Summary of Submission	Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'		

Submitter Number:	159	Submitter:	Karen Boulay
Contact Name:		Email:	karenb2711@gmail.com
Address:	5 Huff Street, Queenstown, New Zealand, 9300		
Point Number	159.5	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1

Position:	Oppose		
Summary of Submission	Oppose greater height in the HDR Zone.		
Point Number	159.6	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Oppose		
Summary of Submission	Oppose greater height in the HDR Zone.		
Point Number	159.7	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Ensure the aftermath of the weekend mess is tidied up in timely fashion		
Point Number	159.10	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 > 36-9.2.2.5
Position:	Oppose		
Summary of Submission	There should be more protection of trees; not less.		
Point Number	159.11	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 106-9.5.7
Position:	Not Stated		
Summary of Submission	There should be more protection of trees; not less.		
Point Number	159.12	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
Position:	Oppose		
Summary of Submission	There should be more protection of trees; not less.		

Point Number	159.13	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Need more provision to provide adequate car parking		

Point Number	159.14	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
Position:	Oppose		
Summary of Submission	Submitter believes they should be notified of any building which wants to go higher or any commercial activity outside the established zones.		

Point Number	159.20	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6
Position:	Oppose		
Summary of Submission	Commercial uses in residential areas, wherever they are should be avoided unless it is a dairy or something useful for the residents.		

Point Number	159.21	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 69-9.4.7
Position:	Oppose		
Summary of Submission	Commercial uses in residential areas should be avoided unless it is something useful for the residents.		

Point Number	159.22	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Commercial uses in residential areas, wherever they are, should be avoided unless it is a dairy or something useful for the residents.		

Submitter Number:	166	Submitter:	Aurum Survey Consultants

Contact Name:	Bruce McLeod	Email:	bruce@ascl.co.nz
Address:	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	166.14	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 65-9.4.3
Position:	Oppose		
Summary of Submission	Delete Rules 9.4.3 and 9.4.4 and consider controlled activity for more than one unit on all sites where the site density requirements are met.		
Point Number	166.15	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Remove ground slope definition from coverage rule		
Point Number	166.16	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2 > 122-9.6.2.1
Position:	Oppose		
Summary of Submission	Review rule 9.6.2.1. Questions application if a large multi dwelling development is not notified, but if you only do a couple of dwellings then it can be notified.		
Point Number	166.27	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 100-9.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clarify meaning of rule 9.5.5		
Point Number	166.28	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
Position:	Support		
Summary of Submission	add an eave exception to rule 9.5.9		

Submitter Number:	173	Submitter:	Gordon Girvan
Contact Name:		Email:	gordyg@xtra.co.nz
Address:	48 Warren Street, Wanaka, New Zealand, 9305		

Point Number	173.2	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	That the council leave the zoning in Wanaka as it is at present. Consider impacts on infrastructure.		

Submitter Number:	182	Submitter:	Millenium & Copthorne Hotels New Zealand Limited
Contact Name:	Takeshi Ito	Email:	takeshi.ito@milleniumhotels.com
Address:	PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140		

Point Number	182.1	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Retention of the proposed High Density Residential Zoning, or Some other zoning which provides for hotels at the height of the current development i.e., a visitor accommodation zone, and A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation ie conference facilities, restaurants, bars, gyms, guest retail, etc.		

Submitter Number:	184	Submitter:	Bevan & Aderianne Campbell
Contact Name:		Email:	stay@campbellsonearnslaw.co.nz
Address:	9 Earnslaw Terrace, Queenstown, New Zealand, 9300		
Point Number	184.1	Provision:	25-9 High Density Residential > 25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 > 25.6.3.1-9.6.3.1
Position:	Oppose		
Summary of Submission	Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests council acknowledge that the submitter is an affected party and be notified of any proposal on the 'Pounamu Hotel Site' 94-130 Frankton Road that exceeds 7 metres. Requests ability for full public notification to be made for resource consent applications that exceed 7 metres.		
Point Number	184.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Oppose		
Summary of Submission	Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests Council enforce the 7m height restriction on the 'Pounamu Hotel Site' 94-130 Frankton Road.		

Submitter Number:	187	Submitter:	Nicholas Kiddle
Contact Name:		Email:	nikkiddle@yahoo.com
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	187.7	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of	Raise High Density Residential Zone height standards on sloping sites to 14 metres		

Submission

Point Number	187.15	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Raise High Density Residential Zone height standards on sloping sites to 20 metres.		

Submitter Number:	193	Submitter:	Diane Dever
Contact Name:		Email:	dever.dever@xtra.co.nz
Address:	17 York Street, Queenstown, New Zealand, 9300		

Point Number	193.1	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.		

Point Number	193.2	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
Position:	Oppose		
Summary of Submission	Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.		

Submitter Number:	208	Submitter:	Pounamu Body Corporate Committee
Contact Name:	Rebecca Wolt	Email:	rebecca.wolt@laneneave.co.nz

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

Point Number 208.2 **Provision:** 26-9 High Density Residential > 27-9.1 Zone Purpose

Position: Oppose

Summary of Submission **Amend** 9.1 as follows:

"The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas. In Queenstown, buildings ~~greater than two storeys up to 7 or 8 metres in height (depending on whether the site is flat or sloping)~~ are anticipated. Buildings that breach these height limits are appropriate only where neighbourhood amenity, access to sunlight and light, and view shafts can be protected and adverse effects on nearby properties can be avoided, remedied or mitigated, and are subject to high design quality and environmental performance... Development controls will provide ~~some degree of appropriate~~ protection for existing amenity values. ~~However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban. Small scale commercial activity will be enabled, either to support larger residential and visitor accommodation developments, or to provide low impact local services...~~"

Point Number 208.3 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2

Position: Oppose

Summary of Submission Amend as follows:
"Objective 9.2.2 – High-density housing development and visitor accommodation will occur in urban areas close to town centres and other appropriately zoned areas, to provide greater housing diversity and respond to strong projected growth in visitor numbers".

Point Number 208.4 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 29-9.2.1 Objective 1 > 30-9.2.1.1

Position: Oppose

Summary of Submission **Amend** as follows:

Policies 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed ~~greater than two storeys~~ to 7 or 8 metres in Queenstown (depending on whether a site is flat or sloping) and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres. A consent process is available to breach these height limits where the merits of an application and effects on nearby properties can be appropriately considered.

Point Number 208.5 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 > 38-9.2.2.7

Position: Oppose

Summary of Submission **Amend** as follows:

9.2.2.7 Incentivise greater building height where development is designed to achieve a high environmental performance and only where effects on nearby properties can be avoided, remedied or mitigated.

Point Number 208.6 **Provision:** 26-9 High Density Residential

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

Summary of Submission The Body Corporate is concerned by proposed changes to the High Density Residential Zone, particularly in so far as they relate to the former site for the Hilton Hotel Complex on land to the rear of and immediately adjoining the Pounamu Apartments, legally described as Lot 5 DP 351561, Certificate of Title reference 211090 (Lot 5).

There is currently an easement in place that runs through the centre of Lot 5 (refer attached plan) which is used for access purposes between the Apartments. The future development of Lot 5 will need to take account of and provide for this easement.

The Body Corporate is concerned that if the High Density Residential Zone is confirmed as notified, the close relationship of Lot 5 and the Pounamu Apartments may not be appropriately recognised and provided for, and the amenity of the Apartments may be significantly affected.

the Body Corporate is particularly concerned by the following proposed changes to the High Density Residential Zone:

- (a) the watering down of the focus in the objectives and policies on protection of amenity values;
- (b) increased building height;
- (c) relaxed site coverage controls;
- (d) changes to recession plane requirements;
- (e) reduced front and side boundary setbacks;
- (f) no outdoor living requirements;
- (g) removal of specific urban design considerations, assessment criteria and the urban design review process; and
- (h) the Floor Area Ratio requirement.

The Body Corporate considers that the history of Lot 5 and its relationship to the Pounamu Apartments, should be recognised and provided for in the Proposed Plan, as should the existing character of the Apartments and the amenity enjoyed by the Apartment's residents. To this extent, the Body Corporate considers that the new zoning should encourage visitor accommodation development on Lot 5 that integrates with and recognises the historical relationship between development on the Pounamu Apartments' site and Lot 5.

Point Number 208.7 **Provision:** 26-9 High Density Residential >
28-9.2 Objectives and Policies >
39-9.2.3 Objective 3

Position: Oppose

Summary of Submission Amend as follows:
9.2.3 Objective – ~~A reasonable degree of p~~ Protection of amenity values is an important consideration will be provided, particularly in areas which are becoming within the context of an increasingly intensified and urban zone where character is changing.

Point Number	208.8	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 40-9.2.3.1
Position:	Oppose		
Summary of Submission	Amend as follows: Policy 9.2.3.1 Developments controls such as Apply recession planes, building height, floor area ratio, yard setback and site coverage controls are as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and light access, and privacy of nearby properties is appropriately protected.		
Point Number	208.9	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2
Position:	Oppose		
Summary of Submission	Amend as follows: <i>Policy 9.2.3.2 Ensure that where development standards are breached, impacts on the amenity values of ~~neighbouring~~ nearby properties, including on their outlook, sunlight and light access and privacy, and on public views (especially towards lakes and mountains), are no more than minor relative to a complying development scenario.</i>		
Point Number	208.10	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Amend by adding the following policy: <u>Ensure a balance between building activity and open space on sites to provide for on and off-site amenity, outdoor living and planting.</u>		
Point Number	208.11	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 63-9.4.1
Position:	Support		
Summary of Submission	Retain Rule 9.4.1		
Point Number	208.12	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
Position:	Oppose		
Summary of Submission	Amend as follows: "Dwelling, Residential Unit, Residential Flat comprising four (4) or more per site Discretion is restricted to all the following: • <u>The location, scale, external appearance and design of buildings and impacts on nearby properties particularly on sunshine and light access, outlook and privacy</u> • <u>The extent to which the development positively addresses the street and has had regard to the</u>		

character of the surrounding area

- *The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring nearby properties and the public realm*
- *Parking and access arrangements: safety and efficiency*
- *The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and nearby properties*
- *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹.*
- *The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].*

And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan

Point Number	208.13	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9

Position:	Oppose

Summary of Submission

Amend as follows:

Visitor Accommodation involving the commercial letting of one (1) residential unit or dwelling per site for more than 90 nights in any calendar year.

Control is reserved to all of the following:

- *The location, nature and scale of activities on site*
- *Impacts on nearby properties*
- *Parking and access: safety, efficiency and impacts on on-street parking and neighbours*
- *Noise and methods of mitigation (through design and management controls)*
- *Hours of operation*
- *Accommodation format and numbers of guests*
- *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹.*
- *The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].*

And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan

Point Number	208.14	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72- 9.4.10

Position:	Oppose

Summary of Submission

Amend as follows:

Visitor accommodation (not otherwise identified)

Discretion is restricted to all the following:

- *The location, scale, external appearance and design of buildings and impacts on nearby properties particularly on sunshine and light access, outlook and privacy*
- *The extent to which the development positively addresses the street and has had regard to the character of the surrounding area*
- *The extent to which landscaped areas are well integrated into the design of the development*

and contribute meaningfully to the amenity of the development and nearby properties

- The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring nearby properties and the public realm.
- Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity of nearby properties and on-street parking.
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number	208.15	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Delete rules 9.5.1, 9.5.2 and 9.5.3 and reinsert the Operative Plan height rules for High Density Zones which require non-complying resource consent to exceed a flat site height limit of 8 metres and sloping site height limit of 7 metres.		

Point Number	208.16	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4 > 98-9.5.4.1
Position:	Oppose		
Summary of Submission	Amend as follows: 9.5.4.1 Flat Sites a maximum of 65% ~~70%~~ site coverage		

Point Number	208.17	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 100-9.5.5
Position:	Oppose		
Summary of Submission	Delete Rule 9.5.5		

Point Number	208.18	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 101-9.5.6
Position:	Oppose		
Summary of Submission	Delete Rules 9.5.6.1, 9.5.6.2 and 9.5.6.3 and Reinstate the Operative Plan provisions for recession planes for High Density Zones which require recession lines inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level for flat sites and which apply to all buildings. With respect to sloping sites, ensure that the same recession line applies to sloping sites as it does to flat sites (therefore, apply the recession lines to all buildings on sloping sites, not just accessory buildings).		

Point Number	208.19	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 106-9.5.7
Position:	Support		
Summary of Submission	Retain Rule 9.5.7		
Point Number	208.20	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8
Position:	Oppose		
Summary of Submission	Amend as follows: <i>Continuous Building Length</i> <i>No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break. The ~~aggregate continuous~~ length of any building facade above one storey, including breaks, shall not exceed 30m.</i> <i>Where a proposal exceeds this length, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</i> <i>• The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building</i> <i>• The extent to which topography or landscaping mitigates any dominance impacts</i> <i>• The extent to which the height of the building influences the dominance of the building in association with the continuous building length.</i> <i>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.</i>		
Point Number	208.21	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
Position:	Oppose		
Summary of Submission	Delete rules 9.5.9.1 and 9.5.9.2 and Reinsert the Operative Plan road and internal boundary setback rules, including those aspects of the Operative setback rules which require setbacks between buildings on the same site (ie the mutual setback requirements).		
Point Number	208.22	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	New Rule Oppose There are no controls relating to outdoor living space requirements. Insert the Operative Plan Rule 7.5.5.2 (viii) relating to Outdoor Living Space into the Proposed Plan		

Point Number	208.23	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	New Rule Oppose There are no controls relating to maximum building footprint size Reinstate the Operative Plan Rule 7.5.3.3(ii) which requires a maximum building footprint of 500m2		

Point Number	208.24	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	New provisions – Assessment Matters Oppose All of the assessment matters have been removed from the Operative ePlan. These provide valuable guidance and should be reinstated. Reinstate all of the Assessment Matters that are contained at 7.7 of the Operative Plan		

Point Number	208.25	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 120-9.6.1
Position:	Oppose		
Summary of Submission	Delete 9.6.2.1		

Point Number	208.26	Provision:	25-9 High Density Residential > 25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 > 25.6.3.1-9.6.3.1
Position:	Oppose		
Summary of Submission	Delete 9.6.3.1		

Point Number	208.44	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies
Position:	Oppose		
Summary of Submission	Several key policies of the Operative Plan (such as Part 7, Policy 3.4) recognise the world class landscape that Queenstown sits within. Development should reflect these significant landscape values and this should remain a policy in the Proposed Plan.		

Amend by adding the following policy:

Ensure that external appearance of buildings reflect the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.

Point Number	208.45	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2

Position:	Oppose

Summary of Submission	Amend by adding a new policy after 9.2.2.7 as follows:

Policy 9.2.2.8 Ensure that development is designed to have regard to and where appropriate reflect, the existing character of neighbouring properties and neighbourhoods, particularly in regards to design, scale and appearance

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern

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

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

Point Number	238.57	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose

Position:	Support

Summary of Submission	Supports in part. Requests objective review authority such as the Urban Design Panel.

Point Number	238.58	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2

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

Summary of Submission	supports in part. requests inclusion of "high quality urban design" within the objective.

Point Number	238.59	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-

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

Summary of Submission supports in part. Requests Involvement of an objective review authority such as the Urban Design Panel. Requests deleting reference to Green Star- we do not think this is workable or appropriate.

Point Number 238.60 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4

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

Summary of Submission supports in part. Requests inclusion of provisions for minimum outdoor living space.

Point Number 238.61 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8

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

Summary of Submission Supports in part. Requests inclusion of diagram to clarify how rule applies to a double level building.

Point Number 238.62 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2

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

Summary of Submission Supports in part. Requests removing differences in building height for flat and sloping sites - with height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel.

Point Number 238.63 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 101-9.5.6

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

Summary of Submission Supports in part. Requests consideration to applying a more detailed compass similar as say used for Christchurch City Council Living H Zone (example diagram attached). But calculated for the specific topography and sun angles of Queenstown and Wanaka.

Submitter Number:	275	Submitter:	Robertson Family Trust
Contact Name:	Annemarie Townsley	Email:	annemarie@outlook.com
Address:	347 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	275.5	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports this objective and policy. Requests that a further policy be added which enables lesser access widths in this zone than would otherwise be required under the operative provisions in the Transport section of the plan (which is not under review), provided that proposed access way designs are practical and safe.		
Point Number	275.6	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Oppose		
Summary of Submission	The Trust opposes Rule 9.4.3, which permits only 3 dwellings, units and/or flats per site. Requests that the provisions enable each dwelling to also have a residential flat as a permitted activity, and so that the number of permitted dwellings per site is greater in this zone than in the Medium Density Zone.		

Submitter Number:	300	Submitter:	Rob Jewell
Contact Name:		Email:	robjewell2012@gmail.com
Address:	126 Kings Drive, Wanaka, 9305		
Point Number	300.6	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Opposes the chapter in general		

Point Number	300.7	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	High Density Residential housing areas should not be introduced into the Wanaka town area.		
Point Number	300.8	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Opposes the provision generally.		

Submitter Number:	327	Submitter:	Lismore Estates Ltd
Contact Name:	John Young	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	327.2	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Approve the proposed Objectives, Policies and Rules in the High Density Residential zone as notified.		

Submitter Number:	335	Submitter:	Nic Blennerhassett
Contact Name:		Email:	nickblen@kinect.co.nz
Address:	P O Box 215, Wanaka, New Zealand, 9343		
Point Number	335.14	Provision:	26-9 High Density Residential

Position:	Support
Summary of Submission	Support the zone as shown on planning map 21

Submitter Number:	344	Submitter:	Sam Flewellen
Contact Name:		Email:	sam@planzconsultants.co.nz
Address:	1845, Christchurch City, Christchurch, New Zealand, 8140		

Point Number	344.3	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32, as shown on Appendix C of the submission.		

Submitter Number:	363	Submitter:	Body Corp 27490
Contact Name:	Bruce Matheson	Email:	b-c-m@snap.net.nz
Address:	PO Box 28165, Beckenham, Christchurch, New Zealand, 8242		

Point Number	363.1	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	That the zoning for all of the York Street right of way (serving 1 to 17) be Low Density		

Point Number	363.2	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
Position:	Oppose		

Summary of Submission

opposes the provision generally.

Submitter Number:	364	Submitter:	Body Corp 27490 9A,B,C and D York Street
Contact Name:	Bruce Matheson	Email:	b-c-m@snap.net.nz
Address:	P.O. Box 28165, Beckenham, Christchurch, NZ, 8242		

Point Number	364.1	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
Position:	Oppose		
Summary of Submission	Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.		

Submitter Number:	366	Submitter:	Robins Road Limited
Contact Name:	Rebecca Lucas	Email:	rebecca@landla.co.nz
Address:	PO Box 1356, Queenstown, New Zealand, 9700		

Point Number	366.1	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1
Position:	Oppose		
Summary of Submission	Submit the maximum building height in HDR be 8m - discretionary activity resource consent for buildings above this height		

Point Number	366.2	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submissionsub zone or transition zone of Robins Road between Fryer Street and Robins road

Submitter Number:

380

Submitter:

Villa delLago

Contact Name:

Charlotte Mill

Email:

charlotte.mill@xtra.co.nz

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

Point Number

380.45

Provision:26-9 High Density Residential >
28-9.2 Objectives and Policies >
29-9.2.1 Objective 1**Position:**

Support

Summary of SubmissionConsider increased height limits for steep sites that back onto large hills

Point Number

380.46

Provision:26-9 High Density Residential >
28-9.2 Objectives and Policies >
31-9.2.2 Objective 2**Position:**

Support

Summary of SubmissionEncourage such high density developments to cater for carparking underground to avoid unsightly above ground car parks

Point Number

380.47

Provision:26-9 High Density Residential >
28-9.2 Objectives and Policies >
39-9.2.3 Objective 3**Position:**

Support

Summary of SubmissionSupports the objective

Point Number

380.48

Provision:26-9 High Density Residential >
28-9.2 Objectives and Policies >
42-9.2.4 Objective 4**Position:**

Support

Summary of Submission

supports the objective

Point Number	380.49	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
Position:	Support		
Summary of Submission	supports the objective		
Point Number	380.50	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
Position:	Support		
Summary of Submission	supports the objective		
Point Number	380.51	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reduction in parking, but where parking is provided, keep it within the building, underground and away from sight		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.51	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add new policy to address privacy/overlooking effects.		

Point Number	383.52	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Consider amendment to include the potential for a design review process to confirm permitted status and review the design and yield of buildings progressing without resource consent.		
Point Number	383.53	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete “residential flat”		
Point Number	383.54	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete “residential flat”		
Point Number	383.55	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
Point Number	383.56	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to ensure recession planes apply adjoining the Business Mixed Use Zone, by stating: “Recession planes do not apply to site boundaries adjoining a Town Centre, or fronting the road, or adjoining a park or reserve”.		
Point Number	383.57	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		

Point Number	383.58	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to ensure that voids are not used as a means to increase building floor area coverage under a FAR control		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz
Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		

Point Number	391.17	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	supports the chapter generally		

Submitter Number:	392	Submitter:	Erna Spijkerbosch
Contact Name:		Email:	erna@camp.co.nz
Address:	9 Weaver Street, Queenstown, New Zealand, 9300		

Point Number	392.1	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose
Position:	Support		
Summary of Submission	We support the zone, but would like consideration of changes in the implementation		

Point Number	392.2	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 29-9.2.1 Objective 1
Position:	Support		
Summary of Submission	supports the objective generally		
Point Number	392.3	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the objective. Requests that the mass of buildings is dealt with in a more detailed manner. Currently there is no mention of the amalgamation of buildings across multiple sites. I believe there should be landscaped gaps between buildings every so often so we don't end up with the appearance of one mass of building.		
Point Number	392.4	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
Position:	Support		
Summary of Submission	supports the objective generally		
Point Number	392.5	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 70-9.4.8
Position:	Oppose		
Summary of Submission	9.4.8, 9.4.9, 9.4.10 - All visitor accommodation should be dealt with as a commercial activity, therefore subject to commercial rates.		
Point Number	392.6	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Don't require minimum space, rather require adequate provision for waste storage and collection. Notes minimum space may not be practical for larger developments of 4 or more units.		
Point Number	392.7	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Support, but would like to see stepped heights for sloping sites. Suggest the buildings at the lower part of the slope are limited to 7m, whereas the at the top they could be 10m.		
Point Number	392.8	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
Position:	Oppose		
Summary of Submission	Notes that the development of 4 or more dwellings or visitor accommodation on a site has the potential to impact negatively on the residential amenity and there needs to be consultation with neighbours in these situations.		

Submitter Number:	410	Submitter:	Alps Investment Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9300		
Point Number	410.1	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Supports all notified provisions of the proposed High Density Residential Zone		
Point Number	410.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
Position:	Support		
Summary of Submission	Supports the increased height limit of 12m		
Point Number	410.5	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the map contained within the submission.		

Submitter Number:	435	Submitter:	Catherine Fallon
Contact Name:		Email:	catherinevstewart@gmail.com
Address:	21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371		

Point Number	435.8	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	supports the chapter generally		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		

Point Number	438.17	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 9.2.4 - The NZFS wish to include the term "emergency service facilities" to this Objective. Amend to read: <i><u>"Provide for community activities and facilities, and emergency service facilities that are generally best located in a residential environment close to residents"</u></i>. Policy 9.2.4.1 - NZFS wish to amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <i><u>"Enable the establishment of community activities and facilities and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."</u></i>		

Point Number	438.18	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 77- 9.4.15
Position:	Support		

Summary of Submission	Retain as notified. The NZFS supports this Rule as Fire Stations need to be strategically located within and throughout communities to maximise their coverage and response times.		
Point Number	438.19	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The NZFS wishes to exempt drying towers from rules 9.5.1.2 and 9.5.1.2. Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
Point Number	438.20	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
Position:	Not Stated		
Summary of Submission	NZFS require the ability to have a gross floor area area which can provide for the essential activities carried out at a fire station. Requests addition of: <u>Exemption: Fire stations are exempt from this rule.</u>		

Submitter Number:	470	Submitter:	Queenstown Playcentre
Contact Name:	Mindy Swigert	Email:	queenstownplaycentre@xtra.co.nz
Address:	PO Box 176, Queenstown, 9348		
Point Number	470.3	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that guidelines are introduced and plans are reviewed by an appropriate panel. Requests safeguards are put in place to protect residential or community amenity.		

Submitter Number:	506	Submitter:	Friends of the Wakatiou Gardens and Reserves Incorporated
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz

Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	506.8	Provision:	26-9 High Density Residential
Position:	Not Stated		
Summary of Submission	Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.		

Submitter Number:	514	Submitter:	Duncan Fea
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	514.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Retain Chapter 9 in its entirety		

Submitter Number:	516	Submitter:	MacFarlane Investments
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	516.3	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched		

on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number:	517	Submitter:	John Thompson
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	517.3	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		

Submitter Number:	520	Submitter:	Fred van Brandenburg
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz

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

Point Number 520.1 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2

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

Summary of Submission Amend policy 9.2.3.2 as follows:

~~Ensure that~~ Where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), are adequately mitigated no more than minor relative to a complying development scenario.

Point Number 520.2 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Add the following new rule with references to Operative District Plan rules updated:

iv Height and Elevation Restrictions along Frankton Road

The intrusion of a single building element on the south side of Frankton Road (SH6A) in the High Density Residential Zone of no more than one story, in height above the centreline of Frankton Road and limited to a length parallel to the road of not more than 10% of the length of the road frontage (to a maximum of 16 metres), used solely, for access, reception and lobby uses related to the predominant use of the site shall be a Restricted Discretionary Activity in respect of Assessment Matter 7. 7.2 xiii

Urban Design Protocol

This rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.

Point Number 520.3 **Provision:** 26-9 High Density Residential

Position: Not Stated

Summary of Submission Add the following rule with references to Operative District Plan rules updated:

The following applications shall be nonnotified:

Applications in relation to land contained in, or formerly contained in Lot 1 DP12665 (commonly known as 595 Frankton Road) made pursuant to rules 7.5.3.3 ii Building Footprint: 7.5.3.3

(iv) Height and Elevation

Restrictions along Frankton Road (intrusion of a single building element):

7.5.5.2 iv(d) Setback from Internal Boundaries: 7.5.5.2 vii Continuous Building Length, and 7.5.5.2 xvii Landscape Coverage, provided that the application is accompanied by a report from the Council's Urban Design Panel supporting the application in respect to breaches of the relevant rule. except that the owners of any adjoining properties may be serviced with a copy of any resource consent application pursuant to Section 94(1) of the Act. When forming an opinion as to whether an adjoining residential property owner may be adversely affected by the activity for the purpose of Section 94(1) the consent authority may disregard adverse effects of the activity if those effects are permitted by the development consented under RM040624 dated 13 May 2005 and RM081099 dated 29 April

2009 whether or not these consents have lapsed.

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.27	Provision:	26-9 High Density Residential > 27-9.1 Zone Purpose
Position:	Support		
Summary of Submission	Retain		

Point Number	524.28	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4
Position:	Support		
Summary of Submission	retain		

Point Number	524.29	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4 > 43-9.2.4.1
Position:	Support		
Summary of Submission	Retain		

Point Number	524.30	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 77-9.4.15
Position:	Oppose		
Summary of Submission	Relief sought:		

Change the activity status of community activities and facilities to Permitted.

Submitter Number:	529	Submitter:	Lakes Edge Development Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	529.1	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following to Rule 9.5.1.1: <i><u>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</u></i>		

Point Number	529.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following to Rule 9.5.2 <i><u>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</u></i>		

Point Number	529.3	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following to Rule 9.5.3 <i><u>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</u></i>		

Submitter Number:	548	Submitter:	Maximum Mojo Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	548.7	Provision:	26-9 High Density Residential
Position:	Not Stated		
Summary of Submission	Incorporate Plan Change 50 into the Proposed District Plan. Also refer to submission 548.2 to the Queenstown Town Centre , and submissions 548.3 and 548.3 to maps 35 and 36		

Submitter Number:	551	Submitter:	Plaza Investments Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	551.1	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Submitter supports the High Density Residential Zone objectives and provisions insofar as they support intensive residential and visitor accommodation activities.		

Point Number	551.2	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72- 9.4.10
Position:	Oppose		
Summary of Submission	Requests that visitor accommodation remains a controlled activity in the High Density Residential Zone.		

Point Number	551.3	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 74-9.4.12
Position:	Oppose		
Summary of Submission	Licensed premises operating between the hours of 10pm and 8am should be a controlled activity, subject to compliance with applicable noise standards.		
Point Number	551.4	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
Position:	Oppose		
Summary of Submission	The maximum building coverage should be 70% for sloping sites.		

Submitter Number:	571	Submitter:	Totally Tourism Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		
Point Number	571.16	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Opposes all the PDP objectives, policies, and other provisions that inform and support Rule 9.4.10, which makes all VA activities (not otherwise specified) a Restricted Discretionary activity.		
Point Number	571.17	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72- 9.4.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose all Visitor Accommodation in the High Density Residential Zone being a Restricted Discretionary Activity pursuant to Rule 9.4.10 and submit that the it should remain a Controlled Activity as per the operative district plan		
Point Number	571.18	Provision:	26-9 High Density Residential

Position:	Not Stated
Summary of Submission	Seek such further or consequential or alternative amendments necessary to give effect to this submission

Submitter Number:	575	Submitter:	Antony & Ruth Stokes
Contact Name:		Email:	
Address:	37 Suburb Street, Queenstown, New Zealand, 9300		

Point Number	575.1	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled, subject to the amendments outlined in this submission.		

Point Number	575.2	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so that Rule 9.4.8 and 9.4.9 is increased to two (2) residential units or flats.		

Point Number	575.3	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4 > 99-9.5.4.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so that the building coverage specified under Rule 9.5.4.2		

is increased to 75% building coverage.

Submitter Number:	579	Submitter:	Gem Lake Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	579.2	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72- 9.4.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Opposes in part. The Proposed District Plan is modified so that Rule 9.4.10 relating to visitor accommodation activities within the High Density Residential Zone are a controlled activity.		

Point Number	579.3	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed High Density Residential Zone is confirmed subject to the modifications requested in this submission as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled.		

Submitter Number:	612	Submitter:	Skyline Enterprises Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	612.1	Provision:	26-9 High Density Residential

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

Summary of Submission	Support in part. The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled (as outlined in Point 4.2).

Point Number	612.2	Provision:	26-9 High Density Residential

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

Summary of Submission	Oppose in part. The PDP is modified as per the points addressed in Point 4.3.

Point Number	612.3	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6

Position:	Support

Summary of Submission	Confirm this provision.

Point Number	612.4	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 73-9.4.11

Position:	Support

Summary of Submission	Confirm this provision.

Point Number	612.5	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2

Position:	Support

Summary of Submission	Confirm this provision.

Point Number	612.6	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8
Position:	Support		
Summary of Submission	Confirm this provision.		
Point Number	612.7	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
Position:	Support		
Summary of Submission	Confirm this provision.		
Point Number	612.8	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2
Position:	Not Stated		
Summary of Submission	Confirm this provision.		
Point Number	612.9	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
Position:	Not Stated		
Summary of Submission	Confirm this provision.		
Point Number	612.10	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10
Position:	Oppose		
Summary of Submission	Reject this provision.		
Point Number	612.11	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 74-9.4.12

Position:	Oppose		
Summary of Submission	Reject this provision.		
Point Number	612.12	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
Position:	Oppose		
Summary of Submission	Reject this provision.		

Submitter Number:	627	Submitter:	HW Holdings Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	627.2	Provision:	26-9 High Density Residential
Position:	Not Stated		
Summary of Submission	Confirm all provisions as notified in Section 9 of the Proposed Plan unless otherwise submitted upon in this submission.		
Point Number	627.4	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
Position:	Not Stated		
Summary of Submission	Amend as follows: Building Height – Sloping sites Except in the Lynch Block, The permitted height shall be 7 metres.		

Point Number	627.5	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3
Position:	Not Stated		
Summary of Submission	Amend as follows: Maximum Building Height – Sloping Sites The maximum building height shall be 10 metres, except in the Lynch Block subzone where it shall be 15m.		
Point Number	627.6	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
Position:	Not Stated		
Summary of Submission	Amend as follows: Building Coverage Flat Sites a maximum of 70% site coverage Sloping Sites a maximum of 65% site coverage Lynch Block Subzone (all sites): a maximum of 80% site coverage		

Submitter Number:	628	Submitter:	reception@jea.co.nz
Contact Name:	Neville Mahon	Email:	reception@jea.co.nz
Address:	PO Box 95, New Zealand, 9348		
Point Number	628.2	Provision:	26-9 High Density Residential
Position:	Not Stated		
Summary of Submission	Confirm all provisions within the Proposed High Density Residential Zone.		

Point Number	628.3	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 78- 9.4.16
Position:	Not Stated		
Summary of Submission	Amend rule to clarify that the use of a retirement village is a permitted activity and the construction of buildings for the purpose of a retirement village is restricted discretionary. Buildings for the purpose of a retirement village shall be a restricted discretionary. Councils discretionary shall be restricted to: (i) Site layout, building location and design; (ii) Landscape treatment; (iii) Traffic and parking effects; and (iv) Construction effects.		

Submitter Number:	641	Submitter:	Aws Trustees No 31 Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	641.1	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Supports the proposed High Density Residential zone as it applies to the properties at 53, 57, 61 and 65 Frankton Road, shown on planning map 35.		

Point Number	641.2	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Confirms the HDR zone.		

Submitter Number:	665	Submitter:	Danmont Investments Queenstown Limited
Contact Name:	Michael Van Aart	Email:	mvanaart@vslawyers.co.nz
Address:	PO Box 5589, Dunedin, New Zealand, 9058		

Point Number	665.1	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92- 9.5.1 > 93-9.5.1.1
Position:	Support		
Summary of Submission	Supports the provision and requests it be confirmed.		

Point Number	665.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 97- 9.5.4
Position:	Support		
Summary of Submission	Supports the provision and requests it be confirmed.		

Point Number	665.3	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 101- 9.5.6
Position:	Support		
Summary of Submission	Supports the provision and requests it be confirmed.		

Point Number	665.4	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108- 9.5.9
Position:	Support		
Summary of Submission	Supports the provision and requests it be confirmed.		

Submitter Number:	667	Submitter:	Cedric Hockey

Contact Name:		Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	667.2	Provision:	26-9 High Density Residential
Position:	Oppose		
Summary of Submission	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.		

Submitter Number:	681	Submitter:	Gerard Auckram
Contact Name:		Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	681.2	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 65-9.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Confirm the following (permitted status): Dwelling, Residential Unit, Residential Flat comprising three (3) or less per site		
Point Number	681.3	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3
Position:	Support		
Summary of Submission	Confirm the following rule (non complying to breach): Maximum Building Height – Sloping Sites The maximum building height shall be 10 metres.		
Point Number	681.4	Provision:	26-9 High Density Residential

Position:	Support
Summary of Submission	Confirm all other provisions not otherwise commented on.

Submitter Number:	686	Submitter:	Garth Makowski
Contact Name:		Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	686.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Confirm all provisions within the Proposed High Density Residential Zone.		

Submitter Number:	718	Submitter:	Allium Trustees Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	718.3	Provision:	26-9 High Density Residential
Position:	Not Stated		
Summary of Submission	Confirm all provisions within the Proposed High Density Residential Zone.		

Submitter Number:	719	Submitter:	NZ Transport Agency

Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		
Point Number	719.64	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
Position:	Support		
Summary of Submission	Retain		
Point Number	719.65	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 49-9.2.6.2
Position:	Support		
Summary of Submission	Retain		
Point Number	719.66	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 51-9.2.6.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 9.2.6.4 as follows: Ensure access and parking is located and designed to optimise <u>the</u> connectivity, efficiency and safety <u>of the transport network</u> .		
Point Number	719.67	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Add a new Objective 9.2.7 as follows: <u>9.2.7 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivtv effects.</u>		
Point Number	719.68	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies
Position:	Not Stated		

Summary of Submission	Add a new Policy 9.2.7.1 as follows: <u>9.2.7. 7 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State highway shall be designed to meet internal sound levels of AS/NZ 2707:2000.</u>

Point Number	719.69	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4

Position:	Not Stated

Summary of Submission	Amend Rule 9.4.4 as follows: . Parking and access arrangements <u>and the</u> safety and efficiency <u>of the roading network</u> .

Point Number	719.70	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6

Position:	Oppose

Summary of Submission	Change the activity status of Rule 9.4.6 to Restricted Discretionary or full Discretionary.

Point Number	719.71	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9

Position:	Not Stated

Summary of Submission	Amend Rule 9.4.9 as follows: . Parking and access: safety, <u>and</u> efficiency <u>of the roading network</u> , and impacts to on-street parking and neighbours

Point Number	719.72	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10

Position:	Not Stated

Summary of Submission	Amend Rule 9.4.10 as follows: . Parking and access arrangements: safety, and efficiency <u>of the roading network</u> , and potential impacts on- neighbours' amenity and on-street parking.

Point Number	719.73	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9 > 109-9.5.9.1

Position:	Not Stated

Summary of Submission	Amend Rule 9.5.9.1 as follows: 9.5.9.7 Road boundary setback: 2m, <u>except for state highway boundaries which shall be 4. Sm.</u>		
Point Number	719.74	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Add an additional Rule 9.5.9.3 as follows: <u>9.5.9.3 Any new residential buildings. or buildings containing activities sensitive to road noise. located within 80 metres of the seal edge of a State Highway shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeqC7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7 07:2000.</u>		
Point Number	719.75	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2
Position:	Oppose		
Summary of Submission	Amend Rule 9.6.2 to read as follows: 9.6.2. 7 Residential development involving the development of 4 or more dwellings <u>that do not require direct access to a State highway.</u> 9.6.2.2 Visitor accommodation <u>that does not require direct access to a State highway.</u>		

Submitter Number:	722	Submitter:	Firestone Investments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	722.2	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
Position:	Support		
Summary of Submission	Support the Restricted Discretionary activity status placed upon the building heights above 7m and below 10m.		

Submitter Number:	727	Submitter:	Belfast Corporation Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	727.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Confirm all provisions within the Proposed High Density Residential Zone.		

Submitter Number:	731	Submitter:	Mulwood Investments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	731.3	Provision:	26-9 High Density Residential
Position:	Support		
Summary of Submission	Confirm all provisions within the Proposed High Density Residential Zone.		

Submitter Number:	785	Submitter:	A & K Zaki
Contact Name:	Chris Thomsen	Email:	cthomsen@fvm.co.nz
Address:	PO Box 3029, Richmond, New Zealand, 7050		

Point Number	785.1	Provision:	26-9 High Density Residential

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

Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: The zoning of A & K Zaki land as high density residential. Rule 9.4.10 Visitor Accommodation. Rule 9.4.7 Commercial Activities. Rule 9.5.4.2 Building Coverage on Sloping Sites.

Point Number	785.2	Provision:	26-9 High Density Residential

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

Summary of Submission	Oppose in part. The Proposed District Plan is modified so: The maximum height limit as provided in the Operative District Plan applies to the Beach Street Block.

Point Number	785.3	Provision:	26-9 High Density Residential

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

Summary of Submission	Oppose in part. (Alternatively) The objectives, policies and rules of the QLDC decisions version of PC 50 are applied to the Beach Street Block.

Submitter Number:	786	Submitter:	C & L Holt

Contact Name:	Chris Thomsen	Email:	cthomsen@fvm.co.nz

Address:	PO Box 3029, Richmond, New Zealand, 7050

Point Number	786.1	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: The zoning of C & L Holt's land as high density residential. Rule 9.4.10 Visitor Accommodation Rule 9.4.7 Commercial Activities, and Rule 9.5.4.2 Building Coverage on Sloping Sites,		
Point Number	786.2	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so: The maximum height limit as provided in the Operative District Plan applies to the Beach Street Block.		
Point Number	786.3	Provision:	26-9 High Density Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. (Alternatively) The objectives, policies and rules of the QLDC decisions version of PC50 are applied to the Beach Street Block.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		

Point Number	798.32	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 48-9.2.6.1
Position:	Oppose		
Summary of Submission	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.		
Point Number	798.33	Provision:	26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9
Position:	Oppose		
Summary of Submission	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.crow@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		
Point Number	805.51	Provision:	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
Position:	Oppose		
Summary of Submission	Amend to: <u>Ensure High-density residential development will efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of minimises impacts on regionally significant infrastructure, including the National Grid and roading networks.</u>		
Point Number	805.52	Provision:	26-9 High Density Residential > 55-9.3 Other Provisions and Rules > > 56-9.3.1 District Wide
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Support with amendments. Add the following clause:

Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.

All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

Submitter Number:	846	Submitter:	Philippe & Jean Berton & Foster
Contact Name:		Email:	pcmberton@yahoo.com
Address:	7 A Earnslaw Terrace , Queenstown, New Zealand, 9300		

Point Number	846.1	Provision:	26-9 High Density Residential > 91-9.5 Rules - Standards > 95- 9.5.2

Position: Oppose

Summary of Submission

The 7 metre height restricted be enforced.

Full notification is made if the Council is considering using its proposed discretion to exceed 7 metres in height.

The Council acknowledges that the submitters are an affected party and that they would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.

Point Number	846.2	Provision:	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3

Position: Oppose

Summary of Submission

The 7 metre height restricted be enforced.

Full notification is made is the Council is considering using its proposed discretion to exceed 7 metres in height.

The Council acknowledges that we are an affected party and that we would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.

Chapter 10 – Arrowtown Residential Historic Management Zone

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.20	Provision:	14-10 Arrowtown Residential Historic Management Zone
Position:	Support		
Summary of Submission	Supports the provisions.		

Submitter Number:	199	Submitter:	Craig Douglas
Contact Name:		Email:	cg.douglas@xtra.co.nz
Address:	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		

Point Number	199.19	Provision:	14-10 Arrowtown Residential Historic Management Zone
Position:	Support		
Summary of Submission	Supports the provision.		

Submitter Number:	217	Submitter:	Jay Berriman
Contact Name:		Email:	jay@epkcrew.com
Address:	30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300		

Point Number	217.18	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities
Position:	Support		
Summary of Submission	There needs to be very tight controls over Arrowtown Town Planning		

Submitter Number:	223	Submitter:	Sam Gent
Contact Name:		Email:	gent.samantha@gmail.com
Address:	5 Berkshire Street, Arrowtown, New Zealand, 9302		
Point Number	223.2	Provision:	458-10Arrowtown Residential Historic Management Zone > 459-10.1Zone Purpose
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	223.3	Provision:	458-10Arrowtown Residential Historic Management Zone > 480-10.3Other Provisions and Rules
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	223.4	Provision:	458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities
Position:	Oppose		
Summary of Submission	Opposes the provision.		
Point Number	223.5	Provision:	458-10Arrowtown Residential Historic Management Zone > 507-10.5Rules – Standards for

Position: Oppose

Summary of Submission Opposes the provision.

Submitter Number: 255 **Submitter:** N.W. & C.E. BEGGS

Contact Name: Noel Beggs **Email:** beggsy@xtra.co.nz

Address: 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

Point Number 255.7 **Provision:** 14-10 Arrowtown Residential Historic Management Zone

Position: Support

Summary of Submission Fully support Arrowtown Residential Historic Management Zone. All details under the proposed District Plan for the Arrowtown Residential Historic Management Zone are adopted.

Submitter Number: 261 **Submitter:** June Watson

Contact Name: **Email:** robin.june@slingshot.co.nz

Address: 35 Devon Street, Arrowtown, New Zealand, 9302

Point Number 261.1 **Provision:** 14-10 Arrowtown Residential Historic Management Zone

Position: Oppose

Summary of Submission Retention of the status quo. Opposes the medium density residential zone in Arrowtown.

Submitter Number:	267	Submitter:	Mark Smith
Contact Name:		Email:	msmith24@gmail.com
Address:	11 Anglesea Street, Arrowtown, 9302		
Point Number	267.1	Provision:	14-10 Arrowtown Residential Historic Management Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Arrowtown not being seen as a convenient place to add extra residents to the Queenstown-Lakes district, rather the QLDC seeking to preserve the unique character of Arrowtown within the Queenstown-Lakes district. Greater weight being given to the residents of Arrowtown and their elected representative in decisions that affect Arrowtown.		

Submitter Number:	276	Submitter:	Jane Hazlett
Contact Name:		Email:	d.j.hazlett@xtra.co.nz
Address:	19 Merioneth Street, Arrowtown, New Zealand, 9302		
Point Number	276.2	Provision:	458-10Arrowtown Residential Historic Management Zone > 459-10.1Zone Purpose
Position:	Support		
Summary of Submission	Supports the provision.		

Submitter Number:	311	Submitter:	Lyndsey Lindsay
Contact Name:		Email:	
Address:	20 Centennial Avenue, Arrowtown, New Zealand, 9302		

Point Number	311.2	Provision:	14-10 Arrowtown Residential Historic Management Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Please leave a bit of the character and charm of Arrowtown.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.78	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete “residential flat”		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		
Point Number	438.21	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities > 503- 10.4.17
Position:	Support		
Summary of Submission	Retain 10.4.17 as notified		

Point Number	438.22	Provision:	458-10Arrowtown Residential Historic Management Zone > 507- 10.5Rules – Standards for Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests amendments to 10.5.1, 10.5.3 and 10.5.4 to exempt fire stations or fire station towers. 10.5.1 - Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u> 10.5.3 - Amend to state: <u>Exemption: Fire stations are exempt from this rule</u> 10.5.4 - Amend to state: <u>Exemption: Fire stations are exempt from this rule</u>		

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.31	Provision:	458-10Arrowtown Residential Historic Management Zone > 460- 10.2Objectives and Policies > 467-10.2.3Objective 3
Position:	Support		
Summary of Submission	Retain		

Point Number	524.32	Provision:	458-10Arrowtown Residential Historic Management Zone > 460- 10.2Objectives and Policies > 467-10.2.3Objective 3 > 468- 10.2.3.1
Position:	Support		
Summary of Submission	Retain		

Point Number	524.33	Provision:	458-10Arrowtown Residential Historic Management Zone > 486- 10.4Rules - Activities > 497- 10.4.11

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

Summary of Submission
Support in part
Delete Rule 10.4.11

Point Number 524.34 **Provision:** 458-10 Arrowtown Residential Historic Management Zone > 486-10.4 Rules - Activities > 503-10.4.17

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

Summary of Submission
Support in part
Modify Rule 10.4.17:
"Community Activities and facilities.

Submitter Number: 560 **Submitter:** Spruce Grove Trust

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

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

Point Number 560.3 **Provision:** 14-10 Arrowtown Residential Historic Management Zone

Position: Not Stated

Summary of Submission
That 'complying' subdivision within the Arrowtown Residential Historic Management Zone provisions are processed as a controlled activity consent, as per the Operative District Plan provisions.

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

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

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

Point Number 752.8 **Provision:** 14-10 Arrowtown Residential Historic Management Zone

Position: Not Stated

Summary of Submission Provision for resident parking only in the Arrowtown Residential Historic Management Zone.

Point Number 752.9 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities > 490-10.4.4

Position: Not Stated

Summary of Submission Colour in Clause 10.4.4 be defined by quoting international colour code colours or removed from the plan.

Point Number 752.10 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities > 490-10.4.4

Position: Not Stated

Summary of Submission Fencing above 1.2m in Clause 10.4.4 is referred to as the street boundary line fencing above 1.2m.

Point Number 752.11 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities

Position: Not Stated

Summary of Submission The installation of photo-voltaic panels and roofing profiles suitable for photo-voltaic laminates shall be a permitted activity under the plan in the Arrowtown Residential Historic Management Zone.

Point Number 752.12 **Provision:** 14-10 Arrowtown Residential Historic Management Zone

Position: Not Stated

Summary of Submission The use of low maintenance natural timber finishes shall be permitted in the Arrowtown Residential Historic Management Zone.

Chapter 11 – Large Lot Residential

Submitter Number:	3	Submitter:	Alistair Munro
Contact Name:		Email:	z_munro@hotmail.com
Address:	22 Worrobil St, North Balgowlah, Sydney, Australia, 2093		

Point Number	3.2	Provision:	410-11 Large Lot Residential
Position:	Oppose		
Summary of Submission	Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on Planning Map 20, located , between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large Lot Residential.		

Point Number	3.4	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in Maps 22 and 23.		

Submitter Number:	9	Submitter:	Terry Drayon
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		

Point Number	9.3	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
Position:	Oppose		
Summary of Submission	Zone the land along Studholme Road as rural residential with a minimum lot size of 4000msq not 2000msq and introduce a greenbelt the length of studhome rd on both sides before any further compromise is made on the nature of this unique rural area. Also to extend this greenbelt along Orchard Rd		

Submitter Number:	15	Submitter:	John Blennerhassett
Contact Name:		Email:	john@theestuary.co.nz
Address:	6B Panorama Road, Clifton, Christchurch, New Zealand, 8081		
Point Number	15.1	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The density of 2000msq allotment sizes along Studholme Road a permitted activity.		

Submitter Number:	47	Submitter:	Peter Bullen
Contact Name:		Email:	pete.bullen@xtra.co.nz
Address:	PO Box 315, Wanaka, New Zealand, 9343		
Point Number	47.2	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.		
Point Number	47.3	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.		

Submitter Number:	50	Submitter:	Terry Drayton
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme Road, RD 2, Wanaka, New Zealand, 9382		
Point Number	50.1	Provision:	410-11 Large Lot Residential
Position:	Oppose		
Summary of Submission	refer to point 9.3 -		

Submitter Number:	65	Submitter:	John Blennerhassett
Contact Name:		Email:	john@theestuary.co.nz
Address:	6B Panorama Road, Clifton, Christchurch, New Zealand, 8081		
Point Number	65.7	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		

Submitter Number:	69	Submitter:	Terence Hetherington
Contact Name:		Email:	carin.terry@gmail.com
Address:	30 Rockhaven, Albert Town, Wanaka, New Zealand, 9305		
Point Number	69.1	Provision:	410-11 Large Lot Residential
Position:	Support		

Summary of Submission

Supports the proposed changes to large lot residential. That section 11 changes to the district plan be accepted.

Submitter Number:

74

Submitter:

QLDC rates payer

Contact Name:

Jude Hayward

Email:

jude@theestuary.co.nz

Address:

6B Panorama Road, Clifton, Christchurch, 8081

Point Number

74.5

Provision:

410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 459-11.5.9

Position:

Support

Summary of Submission

Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.

Submitter Number:

78

Submitter:

Jennie Blennerhassett

Contact Name:

Jennie Blennerhassett

Email:

jennieblen@xtra.co.nz

Address:

19 Dale Street, Albert Town, Wanaka, 9305

Point Number

78.4

Provision:

410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 459-11.5.9

Position:

Support

Summary of Submission

Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.

Point Number

78.5

Provision:

410-11 Large Lot Residential

Position:

Support

Summary of

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

Submission & 23.

Submitter Number: 87 **Submitter:** Shelley McMeeken
Contact Name: **Email:** shelley@dyslexia.net.nz
Address: 9 Cotter Avenue, Arrowtown, New Zealand, 9302

Point Number 87.4 **Provision:** 410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 459-11.5.9
Position: Support
Summary of Submission Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive.

Point Number 87.5 **Provision:** 410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 459-11.5.9
Position: Support
Summary of Submission Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.

Point Number 87.7 **Provision:** 410-11 Large Lot Residential
Position: Support
Summary of Submission Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.

Submitter Number: 111 **Submitter:** Iain Weir
Contact Name: **Email:** Iweir@infinitywanaka.com
Address: PO Box 777, Wanaka, New Zealand, 9343

Point Number	111.3	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		

Submitter Number:	113	Submitter:	Neil Matchett
Contact Name:		Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, 9343		

Point Number	113.2	Provision:	410-11 Large Lot Residential
Position:	Support		
Summary of Submission	Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area be within the Urban Growth Boundary as notified in the Proposed District Plan.		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		

Point Number	117.5	Provision:	410-11 Large Lot Residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clarify the intention for the zones and adhere to them.		

Point Number	117.17	Provision:	410-11 Large Lot Residential >

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

Summary of Submission Clarify the intention for the zones and adhere to them.

Point Number 117.18 **Provision:** 410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 460-11.5.10

Position: Support

Summary of Submission Clarify the intention for the zones and adhere to them.

Submitter Number: 142 **Submitter:** as trustees of the Anzac Trust

Contact Name: JR, PK and LC Laidlaw, Laidlaw and Breen **Email:** jrlaidlaw@xtra.co.nz

Address: PO Box 250, Wanaka, New Zealand, 9343

Point Number 142.1 **Provision:** 410-11 Large Lot Residential

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

Summary of Submission Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than 4000m2 and would prevent a two lot subdivision.

Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.

Point Number 142.3 **Provision:** 410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 453-11.5.3

Position: Support

Summary of Submission Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. Notes that the existing residence has a building height restriction of RL288.50 mean sea level (datum code DUNEHT 1958). Due to site instability issues, submitter notes that a building height limit "off the ground" would leave uncertainty as to the built height of any new residence.

Requests that the building height limit should be set at a specified RL, and the building height limit for any new residence should be RL288.50 mean sea level (datum code DUNEHT 1958).

Submitter Number:	166	Submitter:	Aurum Survey Consultants
Contact Name:	Bruce McLeod	Email:	bruce@ascl.co.nz
Address:	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	166.4	Provision:	410-11 Large Lot Residential > 411-11.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Review density of the zone. Questions how this zone is any different to rural residential? Large lot res needs to have a point of difference so a density of one dwelling per 2000m ² across the entire zone would make more sense.		

Submitter Number:	253	Submitter:	Wanaka Lakes Health Centre
Contact Name:	Duncan White	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		

Point Number	253.2	Provision:	410-11 Large Lot Residential
Position:	Oppose		
Summary of Submission	That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and perhaps the hospital site to the north.		

Submitter Number:	293	Submitter:	Murray Fraser
Contact Name:		Email:	m.fraser@xtra.co.nz
Address:	PO Box 715, Wanaka, New Zealand, 9343		
Point Number	293.2	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2
Position:	Oppose		
Summary of Submission	Seek that Rule 11.5.2 which relates to maximum building coverage be amended to 30% to reflect the requested reduction to the minimum lot size for the Large Lot Residential zone.		
Point Number	293.3	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
Position:	Oppose		
Summary of Submission	Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m ² to 2000m ² as 4000m ² is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being.		
Point Number	293.4	Provision:	410-11 Large Lot Residential > 434-11.4 Rules – Activities > 436-11.4.2
Position:	Support		
Summary of Submission	The ability to establish dwellings, residential units and residential flats as a permitted activity will eliminate unnecessary costs (time and money) for the developer and Council.		

Submitter Number:	299	Submitter:	Permanent Wanaka resident 32yrs
Contact Name:	Leith Brew	Email:	zulu6868@yahoo.com.au
Address:	417 Aubrey Road, Wanaka, New Zealand, 9305		
Point Number	299.1	Provision:	410-11 Large Lot Residential >

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

Summary of Submission That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed 1000sq metres.

Submitter Number: 322 **Submitter:** Murray Stewart Blennerhassett

Contact Name: **Email:** stewartblen@xtra.co.nz

Address: 13 Studholme Rd, PO Box 251, Wanaka, New Zealand, 9343

Point Number 322.1 **Provision:** 410-11 Large Lot Residential

Position: Support

Summary of Submission To allow existing lots in this area, as well as planned subdivisions, to be allowed down to the lower limit of the proposed LLR zoning (2000 m2) either immediately or perhaps deferred for 7 or 10 years as with the first stages of the NorthLake subdivision.

That services provision should be anticipated to a eventual LDR zoning density, the rezoning of which itself should be anticipated for the next District Plan Review.

Submitter Number: 335 **Submitter:** Nic Blennerhassett

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

Address: P O Box 215, Wanaka, New Zealand, 9343

Point Number 335.16 **Provision:** 410-11 Large Lot Residential >
447-11.5 Rules - Standards for
Activities > 459-11.5.9

Position: Oppose

Summary of Oppose the 4000m² and make the minimum lot size 4000m².

Submission

Point Number	335.17	Provision:	410-11 Large Lot Residential

Position:	Support

Summary of Submission	Support the Large Lot Residential zoning shown on maps 22 and 23.

Point Number	335.19	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 448-11.5.1 > 450-11.5.1.2

Position:	Support

Summary of Submission	Supports the height limit.

Point Number	335.20	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 453-11.5.3

Position:	Support

Summary of Submission	Support the reduced setback of 4m.

Point Number	335.21	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 461-11.5.11

Position:	Support

Summary of Submission	Supports the recession plane rule.

Point Number	335.22	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 456-11.5.6

Position:	Oppose

Summary of Submission	The continuous building length of 20m above one storey (11.5.6) is unduly permissive and should be reconsidered.

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.28	Provision:	410-11 Large Lot Residential > 411-11.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following sentence to the end of the third paragraph: <u>"Given that the zone is located within the Urban Growth Boundary, the possibility exists that the zoning may be changed in the future to accommodate a higher density of development than currently contemplated."</u>		

Point Number	383.29	Provision:	410-11 Large Lot Residential > 434-11.4 Rules – Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to delete "residential flat"		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz
Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		

Point Number	391.11	Provision:	410-11 Large Lot Residential
Position:	Oppose		
Summary of Submission	That any land zoned for large lot residential be changed to low density residential		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		
Point Number	438.23	Provision:	410-11 Large Lot Residential > 434-11.4 Rules – Activities > 443-11.4.9
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	438.24	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 448-11.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The NZFS wishes to exempt drying towers from this rule. Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
Point Number	438.25	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2
Position:	Not Stated		
Summary of Submission	The NZFS wishes to exempt fire stations from this rule. Amend to state: <u>Exemption: Fire stations are exempt from this rule</u>		

Submitter Number:	502	Submitter:	Allenby Farms Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	502.17	Provision:	410-11 Large Lot Residential
Position:	Not Stated		

Summary of Submission

Amend Chapter 11 Large Lot Residential by adding the provision detailed in Appendix 6 attached to this submission.

Submitter Number: 687

Submitter: Lynden Cleugh

Contact Name:

Email: cleugh.glendene@xtra.co.nz

Address: PO Box 196, Wanaka, New Zealand, 9343

Point Number 687.2

Provision: 410-11 Large Lot Residential

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

Summary of Submission

Adopt the submission by Land & Infrastructure Management Ltd (LIM) which seeks an increased density within the Large Lot Residential Zone.

Submitter Number: 709

Submitter: Aspiring Lifestyle Retirement Village

Contact Name: Duncan White

Email: duncan.white@ppgroup.co.nz

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

Point Number 709.2

Provision: 410-11 Large Lot Residential

Position: Oppose

Summary of Submission

That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on Cardrona Valley Road.

Submitter Number: 719

Submitter: NZ Transport Agency

Contact Name:	Tony MacColl		Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058			
Point Number	719.76	Provision:	410-11 Large Lot Residential > 412-11.2 Objectives and Policies	
Position:	Not Stated			
Summary of Submission	Add a new Objective 11. 2.3 as follows: <u>77.2.3 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivtv effects.</u>			
Point Number	719.77	Provision:	410-11 Large Lot Residential > 412-11.2 Objectives and Policies	
Position:	Not Stated			
Summary of Submission	Add a policy to 7.2.10 Objective as follows: <u>11.2.3.1 All new and altered buildings for residential and other noise sensitive activities Cinc/uding community uses) located within the State highway noise effects area shall be designed to meet internal sound levels of AS/NZ 2707:2000.</u>			
Point Number	719.78	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 454-11.5.4	
Position:	Not Stated			
Summary of Submission	Add a new Rule 11.5.4.1 as follows: <u>11. 5 .4.1 For buildings located adjacent to a State highway. Any new residential buildings. or buildings containing activities sensitive to road noise. located within: 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater. or . 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.</u> <u>Shall be designed. constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(7 hr) inside bedrooms or 40 dB LAeqC7 hr) inside other habitable spaces in accordance with AS/NZ2 707:2000.</u>			

Submitter Number:	810	Submitter:	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua

Contact Name:	Tim Vial	Email:	tim@ktkold.co.nz
Address:	PO Box 446, Dunedin, New Zealand, 9054		
Point Number	810.33	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 455-11.5.5
Position:	Not Stated		
Summary of Submission	Setback of buildings from water bodies: Add a further matter of discretion: Manawhenua values.		

Submitter Number:	812	Submitter:	Land & Infrastructure Management Limited
Contact Name:	A M Seyb	Email:	seyb@xtra.co.nz
Address:	PO Box 22216, Khandallah, Wellington, New Zealand, 6441		
Point Number	812.1	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
Position:	Not Stated		
Summary of Submission	Seek a reduction of the minimum lot size within the Large Lot Residential Zone from 4000m2 to 2000m2.		
Point Number	812.2	Provision:	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2
Position:	Oppose		
Summary of Submission	Building coverage should be amended to 30%.		

Chapter 12 – Queenstown Town Centre

Submitter Number:	20	Submitter:	Aaron Cowie
Contact Name:		Email:	aaron_learmington@hotmail.com
Address:	New Zealand, 0000		

Point Number	20.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even higher		

Point Number	20.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the centre of Queenstown is pedestrianised (except for service vehicles) in the short to medium term.		

Point Number	20.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even higher		

Submitter Number:	53	Submitter:	Shipleys AV
Contact Name:	paul Inger	Email:	pauli@shipleys.co.nz

Address:	36 Quill Street, Lake Hayes Estate, Queenstown, New Zealand, 9304		
Point Number	53.1	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Support		
Summary of Submission	Support the creation of an entertainment precinct in the CBD, however the boundaries will need to be reviewed every six months. Council needs to understand more as to how waves (frequencies) work, their effect when interacting with other surfaces and substances, and how sound travels through the air and ground, and the different ways of handling noise pollution - absorption, reflection and diffusion.		

Submitter Number:	59	Submitter:	Lynda Baker
Contact Name:		Email:	lyndab@queenstown.school.nz
Address:	10 Golden Terrace, Queenstown, New Zealand, 9300		
Point Number	59.1	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support proposed policy 12-2-2-2 but request that: a) a clause be added such as <i>'Developers required to add positively to the availability of car parking spaces in CBD or near surrounds'</i> b) provision be made for car parking based on the size of the building. At present workers are parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from having somewhere to park. c) the word 'historic' be added to the third point as follows. <i>'Positively respond to the Town Centre's <u>historic</u> character'</i> as the term 'Town Centre's character' is ambiguous and does not refer to the heritage of the Town Centre.		
Point Number	59.2	Provision:	464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission Retain/ change the maximum height limit in Precinct 1 to 8.5 m as the proposed 15 m height has adverse effects and contradicts policies 12-2-2-2 and 12-2-2-3.

Point Number 59.3 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
558-12.5.9

Position: Oppose

Summary of Submission Retain/ change the maximum height limit in Precinct 1 to 8.5 m, as increasing height will adversely affect views, sunlight, and the quality of public spaces and contradicts policies 12-2-2-2 (regarding maintaining the existing human scale of the CBD and contributing to the quality of public spaces and footpaths and positively responding to the Town Centre's character) and 12-2-2-3 (regarding retaining and providing important view shafts of surrounding landscapes and maintaining sunlight access to public spaces and footpaths). Increased height and mass of buildings will increase the number of workers and visitors to the Town Centre and this will increase traffic congestion, pollution and parking issues.

Point Number 59.4 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and
Policies > 472-12.2.2 Objective 2

Position: Support

Summary of Submission Remove policies 12-2-2-4 and 12-2-2-5 such that the policies make no provision for buildings to exceed the height limits in the Town Centre.

Submitter Number: 70 **Submitter:** Westwood Group

Contact Name: Tony Butson **Email:** tony@butson.co.nz

Address: PO Box 1120, Queenstown, New Zealand, 9300

Point Number	70.1	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The proposed entertainment zone should also include the Steamer Wharf and a 'Steamer Wharf entertainment zone' established.		

Submitter Number:	71	Submitter:	Chris Duffy
Contact Name:		Email:	chris.duffy@crowehorwath.co.nz
Address:	716 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300		

Point Number	71.1	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Support		
Summary of Submission	The Steamer Wharf should also be classified as part of the Entertainment Precinct.		

Submitter Number:	82	Submitter:	Toni Okkerse
Contact Name:		Email:	tokkerse@outlook.com
Address:	32 Park Street, Queenstown, New Zealand, 9300		

Point Number	82.1	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
Position:	Support		

Summary of Submission

Support Policy 2.2.2.2 but amend it by:

a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'

b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic character'

And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street

Point Number

82.2

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies
> 472-12.2.2 Objective 2
> 475-12.2.2.3

Position:

Support

Summary of Submission

Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street

Point Number

82.3

Provision:

464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
561-12.5.10 > 562-12.5.10.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Change the proposed maximum height limit in Precinct 1 to 8.5 m as opposed to the 15 m proposed.

Point Number

82.4

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies
> 472-12.2.2 Objective 2
> 476-12.2.2.4

Position:

Oppose

Summary of Submission

Remove Policy 12.2.2.4 and, as such, make no provision for buildings to exceed the height limits in the CBD

Point Number	82.5	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5
Position:	Oppose		
Summary of Submission	Remove Policy 12.2.2.5 and, as such, make no provision for buildings to exceed the height limits in the CBD		

Submitter Number:	151	Submitter:	Imperium Group
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

Point Number	151.1	Provision:	464-12 Queenstown Town Centre
Position:	Oppose		
Summary of Submission	Delete last sentence commencing 'The Entertainment Precinct....' from the Queenstown Town Centre 12.1 Zone Purpose AND make all other deletions, alterations, amendments, consequential or otherwise necessary to give full effect to this submission.		

Point Number	151.2	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
Position:	Oppose		
Summary of Submission	Amend Policy 12.2.1.3 by deleting the words 'without unduly restrictive' and inserting in their place 'subject to appropriate.'		

Point Number	151.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

Position:	Oppose

Summary of Submission	Delete clause (b) from Policy 12.2.3.3

Point Number	151.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4

Position:	Oppose

Summary of Submission	Delete clause (d) from Policy 12.2.3.4 regarding the entertainment precinct

Point Number	151.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

Position:	Oppose

Summary of Submission	Delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.1; replace '75' with '70' in Rule 12.5.11.1 (c); delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.2; delete Rules 12.5.11.3, 12.5.11.4, and 12.5.11.5; and delete the second bullet point from the 'Exemptions'. There is no justifiable resource management reason for providing separate and increased noise limits for that part of Queenstown Town Centre shown marked 'Town Centre Entertainment Precinct' in the District Plan Review and making provisions for higher noise limits with the zone will result in significant adverse effects on properties both within the Precinct and in the vicinity of the Precinct, particularly for existing residential and visitor accommodation uses. There is no justification for Rules 12.5.11.2, 12.5.11.3, 12.5.11.4 which effectively allow excessive noise to 'spill over' into areas outside the Precinct in a manner that would depart from the standard noise provisions in the Plan which require that noise received from another zone (or sub-zone) comply with the noise limits for the zone within which the noise is received. There has been no or insufficient consideration been given to alternative options such as smaller increases in noise in areas within the proposed Precinct being assessed on a case by case basis by classifying those increases as discretionary or restricted discretionary activities with either full or limited notification.

Point Number	151.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

Position:	Oppose
Summary of Submission	Delete Rule 12.5.13

Submitter Number:	159	Submitter:	Karen Boulay
Contact Name:		Email:	karenb2711@gmail.com
Address:	5 Huff Street, Queenstown, New Zealand, 9300		

Point Number	159.1	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
Position:	Oppose		
Summary of Submission	Increasing building height allowances in the Town Centre is not productive for Queenstown as a tourist mecca and is opposed		

Point Number	159.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Oppose		
Summary of Submission	Increasing building height allowances in the Town Centre is not productive for Queenstown as a tourist mecca and is opposed.		

Submitter Number:	187	Submitter:	Nicholas Kiddle
Contact Name:		Email:	nikkiddle@yahoo.com
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		

Point Number	187.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

Position: Support

Summary of Submission Support 12.2.3.3 regarding the provision for noisier nighttime activity within the entertainment precinct

Point Number 187.5 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards > 558-12.5.9

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

Summary of Submission Retain the building height limits under review as, in general, raising building height limits is supported

Point Number 187.11 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
> 486-12.2.3.4

Position: Support

Summary of Submission Encourage car parking within (i.e. inside) buildings in CBD and entertainment precinct

Point Number 187.12 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 489-12.2.4Objective 4

Position: Support

Summary of Submission Car parking spaces should be provided within (i.e. inside) buildings within the CBD and within the entertainment precinct (policies 12.2.4.1, 12.2.4.4, 12.2.4.6)

Point Number 187.13 **Provision:** 464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities > 510-12.4.2

Position: Support

Summary of Submission Car parking spaces should be provided within (i.e. inside) buildings within the CBD and within the entertainment precinct.

Point Number	187.14	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain the building height limits under review as, in general, raising building height limits is supported		

Submitter Number:	206	Submitter:	Lindsay Jackson
Contact Name:		Email:	lindsay@dyingstar.net
Address:	33 Stewart Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	206.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Oppose		
Summary of Submission	Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Change the proposed maximum height limit in Height Precinct 1 to 8.5 m as opposed to the 15 m proposed.		

Point Number	206.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4
Position:	Oppose		
Summary of Submission	Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Remove Policy 12.2.2.4 and, as such, make no provision for buildings to exceed the height limits in the CBD.		

Point Number	206.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

Position:	Oppose		
Summary of Submission	Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Remove Policy 12.2.2.5 and, as such, make no provision for buildings to exceed the height limits in the CBD.		
Point Number	206.9	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support proposed policy 12-2-2-2 but request that: a) a clause be added such as '<i>Developers required to add positively to the availability of car parking spaces in CBD or near surrounds</i>' b) provision be made for car parking based on the size of the building. At present workers are parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from having somewhere to park. c) the word 'historic' be added to the third point as follows. '<i>Positively respond to the Town Centre's <u>historic</u> character</i>' as the term 'Town Centre's character' is ambiguous and does not refer to the heritage of the Town Centre.		
Point Number	206.11	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
Position:	Oppose		
Summary of Submission	Opposes the maximum height limit of 15m in Precinct 1. Change the proposed maximum height limit in Height Precinct 1 to 8.5 m as opposed to the 15 m proposed.		

Submitter Number:	212	Submitter:	E J L Guthrie
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

Point Number	212.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Confirm the provisions of Chapter 12 (Queenstown Town Centre) including but not limited to, the Zone Purpose and all Objectives, Policies and Rules, as notified.		

Submitter Number:	217	Submitter:	Jay Berriman
Contact Name:		Email:	jay@epkcrew.com
Address:	30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300		

Point Number	217.6	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	As a commercial building owner of 9b Earl St, the submitter supports 12.1 and the proposed Zoning of the Town Centre.		

Point Number	217.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
Position:	Oppose		
Summary of Submission	That there be no increase to noise levels in the entertainment precinct or any other zones (i.e. the noise limit at night in the entertainment district and all other zones should be retained at the current level) and that the number of liquor licenses in the Town Centre be restricted as increases in noise and antisocial behavior associated with the party image affects the tenant's visitor accommodation business and a more balanced approach to night entertainment is needed.		

Point Number	217.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

Position:	Support

Summary of Submission	Support and encourage sustainable growth that does not effect existing business or is to the detriment of the appeal of Queenstown.

Point Number	217.9	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2

Position:	Support

Summary of Submission	Agree with Objective 12.2.2. Good quality building and effective planning in the Town Centre.

Point Number	217.10	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3

Position:	Oppose

Summary of Submission	With regard to 12.3.3.3(b), as a commercial building owner 9b Earl St, the submitter does not support any noise increase in the entertainment or any other zones, and would like to see a more balanced approach to the night entertainment in Queenstown centre.

Point Number	217.11	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4

Position:	Support

Summary of Submission	Support Objective 12.2.4 in order to see good quality town planing for the long term.

Point Number	217.12	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

Position:	Support

Summary of Submission	Support the implementation of Objective 12.2.5		
Point Number	217.13	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1
Position:	Oppose		
Summary of Submission	Oppose the increase of 5 db in the night time (2200 to 0800) noise level to 75 db (12.5.11.1(c)) as, being a commercial building owner 9b Earl St, I do not wish to see any noise increase in the entertainment or any other zones - the noise limit at night in the entertainment district and all other zones should not exceed 60 db.		
Point Number	217.14	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 573-12.5.12
Position:	Support		
Summary of Submission	Satisfy good acoustic insulating practices in all new buildings.		
Point Number	217.24	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Restrict the number of liquor licenses in the Town Centre in order to discourage increases in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old, noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's effects on our towns image and sustainability as a high end product.		
Point Number	217.25	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Restrict the number of liquor licenses in the Town Centre in order to discourage any increase in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old , noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's effects on our towns image and sustainability as a high end product.		

Point Number	217.26	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13
Position:	Support		
Summary of Submission	Satisfy good acoustic insulating practices in all new buildings.		

Point Number	217.27	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14
Position:	Support		
Summary of Submission	Satisfy good acoustic insulating practices in all new buildings.		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.4	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, to includes these points in the zone purpose, noting that the guidelines are only about buildings, which alone does not define character and that more analysis is needed: 1. Include council landscaping(including hard and soft) standards and guidelines. 2. Natural features (land form, water, significant vegetation) 3. Major roads and pathways 4. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities) 5. Public open spaces (orientation, pedestrian routes) 6. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces) 7. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)		

8. Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space.

Point Number	238.14	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1

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

Summary of Submission To align policy with that sought by the Wanaka team on the town centre, we seek that all development over 80 % of a site be discretionary to allow for permeability and connections to be made through sites.

Point Number	238.65	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

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

Summary of Submission That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, include points 1-7 in zone purpose, noting that the Design Guidelines are only about buildings, which alone does not define character:

1. Natural features (land form, water, significant vegetation)
2. Major roads and pathways
3. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
4. Public open spaces (, orientation, pedestrian routes)
5. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
6. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
7. Experiences (way finding, memorable sequences, views)
8. Council landscaping (including hard and soft) standards and guidelines.

Point Number	238.66	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

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

Summary of Submission Amend as follows as unclear what "administrative" means: *"A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, ~~administrative~~, local government, entertainment, cultural, and tourism activity"*

Point Number	238.67	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 468-12.2.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the policy as follows as it is unclear what 'satisfactorily mitigated' means: " <i>Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are <u>in accordance with best practice Urban design principles.</u></i> "		
Point Number	238.68	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 471-12.2.1.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend this policy as follows as it is questioned why we should accept a lower level of amenity- it is just noise - and some people will love noise and choose to be in that area and we need to design for this: " <i>Enable residential activities and visitor accommodation activities while acknowledging that there will be ~~be a lower level of residential amenity...~~ increased noise and activity due to the mix of activities and late night nature of the town centre</i> "		
Point Number	238.69	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Good to see acknowledgement of sense of place/ identity in this objective but request more information on what this actually means. Does the Queenstown Town Centre strategy need updating?		
Point Number	238.70	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 473-12.2.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the Council requiring development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015 but request that the guidelines or zone purpose be expanded to cover the following point and that developments are reviewed by the QLDC Urban design Panel: ☐ Include council landscaping(including hard and soft) standards and guidelines. ☐ Natural features (land form, water, significant vegetation) ☐ Major roads and pathways ☐ Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)		

- ☐ Public open spaces (orientation, pedestrian routes)
- ☐ Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
- ☐ Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
- ☐ Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space.

Point Number	238.71	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

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

Summary of Submission Amend the first bullet point of the policy as follows to avoid difficulties in quantifying or judging "superior" design (i.e. what can that mean. not just about buildings but spaces, connections etc...): *"Allow buildings to exceed the discretionary height standards in situations where: • ~~The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;~~ - reviewed by urban design panel; and - there is positive public engagement with the street..."*

Point Number	238.72	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

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

Summary of Submission 1) Amend policy 12.2.2.5 as follows as it is important that pedestrian links are open to the sky and in recognition that our lanes and alleyways at a small grain are a big feature of Queenstown:

"b) ...

- Provision of sunlight to any public space of prominence or space where people regularly congregate
- Provision of a pedestrian link open to the sky
- Provision of high quality, safe public open space
- Retention of a view shaft to an identified landscape feature
- Promote restoration and opening up of Horne Creek"

2) Identify/ list the "identified landscape features" referred to in Policy 12.2.2.5 in a document somewhere and state who has identified them.

Point Number	238.73	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

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

Summary of Submission Add the following further Policy in recognition that Council has a role in managing and investing in street environment and encouraging vitality through both soft and hard. landscaping (council

should lead the way in this regard):

"12.2.2.10 Council will invest ,maintain and promote excellent urban design and amenity in all council owned and managed public spaces"

Point Number	238.74	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4

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

Summary of Submission	Mostly support Policy 12.2.3.4 but amend it as follows in order to recognise that density should not create less amenity but, rather, should create more vibrancy:

"Enable residential and visitor accommodation activities within the Town Centre while: (a) Acknowledging that these areas will be noisy and active level of amenity will be lower than in residential zones due to the density, mixed use, the late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise."

Point Number	238.75	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 490-12.2.4.1.

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

Summary of Submission	Support Policy 12.2.4.2 but amend by adding the following bullet points in recognition that pedestrian experiences are greatly enhance by small laneways and of the importance of opening up Horne Creek:

"... e) Laneways and small streets open to the sky are a key feature of Queenstown character and should be promoted and encouraged wherever possible.

f) Horne creek is a key feature of Queenstown character and should be promoted as both a visual and pedestrian feature wherever possible"

Point Number	238.76	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5

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

Summary of Submission	Amend Policy 12.2.4.5 as follows:

"Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering jetty applications."

Point Number	238.77	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

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

Summary of Submission Generally support Policy 12.2.5.6 but amend it as follows in recognition that it is not just location and appearance that need to be considered but also blocking views, filling up harbour etc.:

"Provide for structures within the Queenstown Bay waterfront area subject to ~~compliance with strict location and appearance criteria~~ review by the urban design panel"

Point Number 238.78 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
558-12.5.9

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

Summary of Submission Support increased height and recession rules and support 4 stories if done well and provided all buildings in the town centre zone are reviewed by the urban design panel.

Point Number 238.79 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
561-12.5.10

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

Summary of Submission Support increased height and recession rules and support 4 stories if done well and provided all buildings in the town centre zone are reviewed by the urban design panel.

Point Number 238.80 **Provision:** 464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities >
516-12.4.6

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

Summary of Submission Request:

- Restricted discretionary activity status for buildings that go through the urban design panel and full discretionary status for all others as there needs to be some incentive. (Also, it is not just about external appearance etc and who gets to say these are the right colours - will we always have to think in recessive colours, who gives permission to go outside the square, safe stuff?); and
- That all buildings in the town centre be subject to review by urban design panel

Point Number 238.81 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
555-12.5.8

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

Summary of Amend Rule 12.5.8 as follows to recognise the importance of pedestrian links that are open to

Submission	the sky.		
	<i>"Note: Nothing in rules 12.5.8.1 and 12.5.8.2 shall prevent a building or part of a building being constructed at first floor level over a pedestrian link. Pedestrian links should be open to the sky."</i>		
Point Number	238.82	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The pedestrian link map is an insufficient size and the format is not supported and it should be renamed a "permeability" map. The map should be amended (as further detailed in the map attached to the submission) to: • Show desired locations/ future pedestrian linkages rather than just existing ones, and fails to show important links that have been introduced since the last map - i.e. Ngai Tahu courthouse area and opening up of Horne creek. Horne creek should be included. • Encompass Gorge Road retail and expanded town centre and show all existing and desired links. • Show what will be required, not just in this zone but in all town centre, mixed use zones The map is is too restrictive- shows erosion of former links into covered in ,ghastly malls which we don't want. There could be incentives - i.e. height etc for linkages offered in desired areas.		

Submitter Number:	243	Submitter:	Christine Byrch
Contact Name:		Email:	chrisbyrch@hotmail.com
Address:	PO Box 858, Queenstown, New Zealand, 9348		
Point Number	243.5	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Has an interest in (neither in support or opposition to) Figure 2 but there is no decision sought or reason specified		
Point Number	243.6	Provision:	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications

Position:	Oppose
Summary of Submission	Amend Clause 12.6.2.2 such that a breach of the building coverage rule in relation to large developments in the Town Centre Transition subzone and comprehensive development of sites 1800m ² or greater <u>should</u> be notified.

Submitter Number:	247	Submitter:	Pog Mahones Irish Pub
Contact Name:	Brian Collins	Email:	brian@frenzigroup.co.nz
Address:	PO Box 650/14 Rees Street, Queenstown, New Zealand, 9348		

Point Number	247.1	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.		

Submitter Number:	250	Submitter:	1876 Bar & Restaurant
Contact Name:	Craig Eccles	Email:	craig@1876.co.nz
Address:	po box 415 , Central, Queenstown , NZ, 9348		

Point Number	250.1	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 12.3.3 and Policy 12.2.3.3 (i.e. (a) Enable night time dining and socialising in varying degrees through out the town centre). Agree with the Objective provided businesses are treated fairly and equally and that all businesses that have current outdoor areas in the CBD are allowed to offer extended outside dining and socialising until at least 12 am, in line with most tourist destinations and modern cities. This activity shouldn't just be only for those in the proposed		

Entertainment Precinct or those currently on old licences or on trial at the wharf, but for all businesses in appropriate areas such as Ballarat Street (from Camp Street to Stanley Street) as there are no accommodation providers in the area and the majority have good outdoor areas for patrons which adds to the vibrancy as you enter the CBD.

Submitter Number:	302	Submitter:	Grand Lakes Management Limited
Contact Name:	Laura Buttimore	Email:	laura@rmgroup.co.nz
Address:	69 Cambridge Terrace, Christchurch Central, Christchurch, New Zealand, 8013		

Point Number	302.1	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
Position:	Oppose		
Summary of Submission	Oppose the increase in night time noise from music from 50 to 55dB LAeq (Rule 12.5.11.3) as this will have a significant adverse effect on the GLML operation (Sofitel Hotel and Spa) and noise insulation requirements will not address the issues facing existing buildings and are inequitable.		

Point Number	302.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1
Position:	Support		
Summary of Submission	Support the retention of the Town Centre Zone day time and night time noise levels		

Point Number	302.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
Position:	Support		
Summary of Submission	Support the 5 minute measuring of noise from music (Rule 12.5.11.3 (a) and (b)).		

Submitter Number:	308	Submitter:	Well Smart Investment Holding (NZQN) Limited
Contact Name:	Paul Arnesen	Email:	pa@planningfocus.co.nz
Address:	PO Box 911361, Auckland, Auckland, New Zealand, 1142		

Point Number	308.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission.		

Submitter Number:	380	Submitter:	Villa delLago
Contact Name:	Charlotte Mill	Email:	charlotte.mill@xtra.co.nz
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		

Point Number	380.35	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Support		
Summary of Submission	Support the Queenstown Town Centre Zone Purpose		

Point Number	380.36	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

Position:	Support

Summary of Submission	Support Objective 2 (12.2.2)

Point Number	380.37	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

Position:	Support

Summary of Submission	Support Objective 3 (12.2.3)

Point Number	380.38	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4

Position:	Support

Summary of Submission	Support Objective 4 (12.2.4)

Point Number	380.39	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

Position:	Support

Summary of Submission	Support Objective 5 (12.2.5)

Submitter Number:	383	Submitter:	Queenstown Lakes District Council

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

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

Point Number	383.30	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 511-12.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear as the intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.		
Point Number	383.31	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 539-12.5.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 12.5.2.1 such that only those buildings on the north side of Beach Street <u>and</u> located between Rees Street and Camp Street shall be set back a minimum of 0.8 m; noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply it only to the Rees/ Camp Street block.		
Point Number	383.32	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 540-12.5.2.2.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 12.5.2.2 to require that only buildings on the south side of Beach Street <u>and</u> located between Rees Street and Camp Street shall be set back a minimum of 1 m, noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply the setback only to the Rees/ Camp Street block.		
Point Number	383.33	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 12.5.9 as per the wording suggested in the submission such that any building exceeding 12 m in Precinct 1A (Brecon St East) is a restricted discretionary activity		

Point Number	383.34	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

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

Summary of Submission	Amend the Height Precinct Map (Figure 2; Chapter 12) such that Precinct 3 includes all the area within the red line shown in the map included with the submission. I.e. including those areas to the north, which are currently either included in P5 or not included within any precinct (i.e. the rear parts of the marine Parade Site at the corner of Marine Parade and Church Street have no precinct assigned to them).

Point Number	383.212	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

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

Summary of Submission	Amend Rule 12.5.10.1 as per the wording suggested in the submission such that any building exceeding a 15.5 m in Precinct 1A (Brecon St East) is a non-complying activity.

Point Number	383.213	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

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

Summary of Submission	Amend Rule 12.5.10.1 as per the wording suggested in the submission such that it is clear that Height Precinct P2 is subject to standard 12.5.10.1 and that, as such, buildings can extend to 14 m in P2. This reflects the rationale outlined in the S 32 report that the greater height is enabled in order to offset the relatively low heights enabled on the Beach Street side of that block.

Point Number	383.214	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4

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

Summary of Submission	Correct the Typographical error in Rule 12.5.10.4 as follows: 'In Height Precinct 7 (Man Street), the maximum height shall be 11m above 327.1 masl, except that within the viewshafts identified on the Height Precinct map, the maximum height shall be 4m above ~~321.7~~ <u>327.1</u> masl'.

Submitter Number:	394	Submitter:	Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	394.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Submitter seeks that their property located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36 is zoned Queenstown Town Centre Zone.		

Submitter Number:	398	Submitter:	Man Street Properties Limited
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	398.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre', as this will provide for a logical expansion of the town centre; will better reflect this existing interrelationship; be an efficient use of a scarce resource and better enable development of the site.		
Point Number	398.4	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Support		
Summary of Submission	Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of 11m.		

Point Number	398.5	Provision:	3-Part Three - Urban Environmant > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
Position:	Support		
Summary of Submission	Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of 11m.		
Point Number	398.6	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Modify Rule 12.4.6.1 so that it triggers a controlled activity consent; not a restricted discretionary activity consent.		
Point Number	398.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.4.6.1.		
Point Number	398.8	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 518-12.4.6.2
Position:	Oppose		
Summary of Submission	Delete rule 12.4.6.2 as it relates to sites larger than 1800m².		
Point Number	398.9	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.4.6.2.		
Point Number	398.10	Provision:	3-Part Three - Urban Environmant > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Confirm or move the position of the viewshafts on the Submitter's site so the western-most view shaft is positioned to correspond with Section 26 Block IX Town of Queenstown. It is unclear in Figure 2: Height Precinct Map where the view shafts identified on the Submitter's sites are positioned in relation to sites on Shotover Street.		
Point Number	398.11	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the maximum height control for the following sites as follows: • Section 6 Block IX Town of Queenstown - Maximum height 338 masl • Section 5 Block IX Town of Queenstown -Maximum height of 331 masl • Section 1-4, 29 & 30 Block IX Town of Queenstown -Maximum height of 328 masl • Lot 1 DP 350318 - Maximum height of 337 masl • Sec 26 Block IX Town of Queenstown - Maximum height of 330.1 masl • Sec 21,23-25 Block IX Town of Queenstown and Part Lot 2 and Lot 4 DP 7789 and Lot 2 DP 25433 - Maximum height of 328 masl		
Point Number	398.12	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Figure 2 Height Precinct Map.		
Point Number	398.13	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Oppose		
Summary of Submission	Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433, which should better reflect the maximum height controls proposed within this submission and other height controls on Man Street.		
Point Number	398.14	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433 should better reflect the maximum height controls proposed within this submission and other height controls on Man Street.		
Point Number	398.15	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4
Position:	Oppose		
Summary of Submission	Delete Rule 12.5.14.4		
Point Number	398.16	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
Point Number	398.17	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part the objectives, policies and rules that enable and promote development in the Town Centre Zone and support and inform the identification of the submitter's site within Height Precinct 7 and Rule 12.5.10.4, which provides for an 11m height limit on the site.		
Point Number	398.18	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.		
Point Number	398.19	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.		

Submitter Number:	417	Submitter:	Ellis Gould

Contact Name:	Daniel Sadlier	Email:	

Address:	PO Box 1509, Auckland, New Zealand, 1140

Point Number	417.1	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards

Position:	Oppose

Summary of Submission	Mr Boyle seeks the following relief: (a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the Queenstown Town Centre are no greater than those enabled in the Operative Plan; (b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative Plan; and (c) All other related, consequential or alternative relief that is required in order to give effect to this submission, including with respect to the objectives, policies and other text and maps comprising part of the Proposed Plan.

Point Number	417.2	Provision:	464-12 Queenstown Town Centre

Position:	Oppose

Summary of Submission	Mr Boyle seeks the following relief: (a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the Queenstown Town Centre are no greater than those enabled in the Operative Plan; (b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative Plan; and (c) All other related, consequential or alternative relief that is required in order to give effect to this submission, including with respect to the objectives, policies and other text and maps comprising part of the Proposed Plan.

Submitter Number:	438	Submitter:	New Zealand Fire Service

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

Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.26 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
558-12.5.9

Position: Support

Summary of Submission Retain Standard 12.5.9 as notified

Point Number 438.27 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
561-12.5.10

Position: Support

Summary of Submission Retain Standard 12.5.10 as notified

Submitter Number: 470 **Submitter:** Queenstown Playcentre

Contact Name: Mindy Swigert **Email:** queenstownplaycentre@xtra.co.nz

Address: PO Box 176, Queenstown, 9348

Point Number 470.2 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and
Policies > 472-12.2.2 Objective 2

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

Summary of Submission Generally support increasing density close to town, however we are concerned about the lack of surety of adequate residential (or community) amenity being safeguarded for neighbours of new medium and high density residential development and request that guidelines are introduced and plans are reviewed by an appropriate panel to ensure that Queenstown Lakes District remains a great place to live for our local families. Density need not reduce residential or community amenity but can if proper safeguards are not put in place.

Point Number	470.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Generally support increasing density close to town, however we are concerned about the lack of surety of adequate residential (or community) amenity being safeguarded for neighbours of new medium and high density residential development and request that guidelines are introduced and plans are reviewed by an appropriate panel to ensure that Queenstown Lakes District remains a great place to live for our local families. We know that density does not have to mean loss of residential or community amenity - but it certainly can if proper safeguards are not put in place.		

Submitter Number:	474	Submitter:	Evan Jenkins
Contact Name:		Email:	evankiwi@gmail.com
Address:	P.O. Box 851, Tahuna, Queenstown, New Zealand, 9348		

Point Number	474.1	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the general objectives of the policies however 'vibrant' does not mean loud or louder. The overarching policy is to have a viable and vibrant town centre for everyone, not just the under 35 year olds. Unless well monitored this new less restrictive noise policy may be abused. Bars may try to outdo each other with increasing volume or open doors and windows. I'm referring to music not outside dining, general conversation, etc.		

Point Number	474.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 572-12.5.11.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Regarding 12.5.11.5 ban all outside loudspeakers as they cannot be contained, infect public space, and disturb customers of other establishments.		

Point Number	474.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Generally a good chapter but request some detail to show how compliance will be achieved regarding music, especially live and loud.

Point Number

474.4

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
> 488-12.2.3.6

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Regarding the night sky, fairy lights in trees are counterproductive. The Southern Light Strategy in the District Plan is a really good ambition but bright outdoor fairy lights are rather against the spirit.

Point Number

474.5

Provision:

464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards > 567-12.5.11

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend the busking rules to forbid amplification of music.

Point Number

474.6

Provision:

464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards > 567-12.5.11

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

An 'entertainment precinct' has the potential to alleviate some noise issues however existing examples of such precincts but are not very 'pretty' places late at night so lets not develop a mini version of The Cross(Sydney NSW) 'Queens Cross', Queenstown.

Submitter Number:	491	Submitter:	Redson Holdings Ltd
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	491.1	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports Rule 12.5.1 which requires sites greater than 1800m2 to be comprehensively developed and for sites Town Centre Transition zone the maximum site coverage to be 75%. This support is on the basis that there will be no restrictive site coverage provisions within the wider Town Centre Zone on sites smaller than 1800m2 as proposed. Support that there be no site coverage rule for the majority of the Town Centre Zone. Requests Rule 12.5.1.1 be adopted.		

Submitter Number:	503	Submitter:	DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	503.4	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Oppose		
Summary of Submission	Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area, users of the Gardens, and amenity values generally.		

Submitter Number:	506	Submitter:	Friends of the Wakatiou Gardens and Reserves Incorporated
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	506.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Not Stated		
Summary of Submission	Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area, users of the Gardens, and amenity values generally.		

Submitter Number:	516	Submitter:	MacFarlane Investments
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	516.4	Provision:	464-12 Queenstown Town Centre
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR		

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number:	517	Submitter:	John Thompson
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	517.4	Provision:	464-12 Queenstown Town Centre

Position: Oppose

Summary of Submission

Amend the proposed plan and Map 36 as follows:

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number:	544	Submitter:	Good Group Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	544.1	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.		

Point Number	544.4	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4 > 513-12.4.4.1
Position:	Not Stated		
Summary of Submission	Changing the status of Rule 12.4.4.1 to a Controlled Activity, and amending this rule to delete the 12 am restriction on persons dining in a premise.		

Point Number	544.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Not Stated		
Summary of Submission	Apply Rules 12.5.11.3(a) and 12.5.11.4(a) throughout the QTCZ, except for within the Town Centre Transition Sub-Zone and support in part the objectives and policies that inform Rules 12.5.11.3(a) and 12.5.11.4(a), subject to these noise rules applying throughout the QTCZ, except for within the Town Centre Transition Sub-Zone.		

Point Number	544.6	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

Point Number	544.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Opposes in part the objectives and policies that inform Rules 12.5.11.3(b) and 12.5.11.4(b) in terms of the noise limits proposed within these rules		

Submitter Number:	548	Submitter:	Maximum Mojo Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	548.1	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Incorporate Plan Change 50 into the Proposed District Plan. Also see submission points 548.8 to the HDR zone and 548.3 and 548.4 to the maps		
Point Number	548.4	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Not Stated		
Summary of Submission	That the building height limit for 10 Man Street is the same as the height limit for Height Precinct 7 (Man Street).		
Point Number	548.5	Provision:	3-Part Three - Urban Environmant > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
Position:	Not Stated		
Summary of Submission	That the building height limit for 10 Man Street is the same as the height limit for Height Precinct 7 (Man Street).		
Point Number	548.6	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

Submitter Number:	549	Submitter:	Watertight Investments T/A REPUBLIC HOSPITALITY GROUP (RHG) Operating WINNIES, BALLARAT TRADING COMPANY, ZEPHYR, BARUP,

HABANA, BELOW ZERO AND
BUFALLO CLUB.

Contact Name: Mike Burgess **Email:** mike@winnies.co.nz

Address: PO Box 655 , Queenstown, New Zealand, 9348

Point Number 549.1 **Provision:** 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission

Submitter Number: 574 **Submitter:** Skyline Enterprises Limited

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

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

Point Number 574.4 **Provision:** 464-12 Queenstown Town Centre

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

Summary of Submission That the Queenstown Town Centre Zone provisions be amended as outlined in this submission.

Submitter Number: 587 **Submitter:** Simple Simon Suck Fizzle Soup
and Gourmet Pie Company
Trading as The Atlas Beer Cafe

Contact Name: Amy Freedman **Email:**

Address: PO Box 1873, Queenstown, New Zealand, 9348

Point Number	587.1	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.		
Point Number	587.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.		
Point Number	587.5	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request any other additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.		
Point Number	587.6	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
Position:	Not Stated		
Summary of Submission	A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.		

Submitter Number:	589	Submitter:	Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolias
Contact Name:	Amy Freedman	Email:	
Address:	PO Box 1873, Queenstown, New Zealand, 9348		

Point Number	589.1	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.		
Point Number	589.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.		
Point Number	589.5	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request any other additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.		
Point Number	589.6	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
Position:	Not Stated		
Summary of Submission	A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.		

Submitter Number:	596	Submitter:	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz

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

Point Number 596.1 **Provision:** 464-12 Queenstown Town Centre

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

Summary of Submission Support in part.

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

- The zoning of NTPL & NTJHL land Town Centre,
 - The removal of controls over site coverage.
-

Point Number 596.4 **Provision:** 464-12 Queenstown Town Centre

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

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

- The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic Courthouse buildings.
-

Point Number 596.5 **Provision:** 464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities >
516-12.4.6 > 517-12.4.6.1

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

Summary of Submission Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary,
-

Submitter Number: 599 **Submitter:** and others

Contact Name: Peter Fleming **Email:**

Address: PO Box 498, Queenstown, New Zealand, 9348

Point Number 599.2 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
567-12.5.11

Position: Not Stated

Summary of Submission Oppose Rule 12.5.11 as unworkable. Retain the existing Town Centre noise boundaries and standards and oppose the entertainment precinct.

Point Number 599.3 **Provision:** 464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities >
510-12.4.2

Position: Not Stated

Summary of Submission Oppose the rule relating to visitor accommodation and ensure that any existing use rights regarding visitor accommodation as enabled by the existign plan are not diminished

Point Number 599.4 **Provision:** 464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities >
512-12.4.4

Position: Not Stated

Summary of Submission Oppose Rule 12.4.4 and specifically oppose the extended use of public areas for the consumption of liquor and hours of operation. There is no liquor policy. We both support and oppose other verations (sic).

Point Number 599.7 **Provision:** 464-12 Queenstown Town Centre

Position: Not Stated

Summary of Submission What makes council think that diminishing standards will increase vibrancy

Point Number 599.8 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards >
558-12.5.9

Position: Oppose

Summary of Submission Oppose Precinct 1 as it effects the village square proposal and the waterfront

Point Number	599.9	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
Position:	Oppose		
Summary of Submission	Oppose Precinct 1 as it effects the village square proposal and the waterfront.		
Point Number	599.10	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
Position:	Oppose		
Summary of Submission	Oppose the pedestrian link map. The map is incorrect - as may be legal description.		
Point Number	599.11	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 509-12.4.1
Position:	Oppose		
Summary of Submission	Oppose 12.4.1 regarding permitted uses.		
Point Number	599.12	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
Position:	Not Stated		
Summary of Submission	Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects.		

Submitter Number:	606	Submitter:	Skyline Investments Limited & O'Connells Pavilion Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	606.1	Provision:	464-12 Queenstown Town Centre

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

Summary of Submission

Support in part.

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

- The zoning of SIL's & OPL's land Town Centre,
- The removal of controls over site coverage,
- The removal of parapet height and recession plane controls applicable to Dairy Corner,
- The removal of parapet height controls from the Marine Parade Site and removal of the recession plane control applicable to the Marine Parade frontage of the Marine Parade Site,
- The removal of parapet height controls and relaxation of the height recession plane controls for the O'Connells site, and
- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.

Point Number 606.2 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1

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

Summary of Submission

Support in part.

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

- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.

Point Number 606.3 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

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

Summary of Submission

Support in part.

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

- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.

Point Number 606.4 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

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

Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary.		
Point Number	606.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 539-12.5.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • Rule 12.5.2.1 Building Setback is deleted,		
Point Number	606.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • Rule 12.5.14.4 External Building Materials is deleted.		
Point Number	606.7	Provision:	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • The portion of the Marine Parade Site that is currently not shown within a Height Precinct is identified within Height Precinct 4 and the Height Precinct Map is amended accordingly.		

Submitter Number:	607	Submitter:	Te Anau Developments Limited

Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95 , Queensown, New Zealand, 9348		
Point Number	607.26	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways		
Point Number	607.28	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	Amend objective 12.2.5 and supporting policies to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, are specifically provided for.		

Submitter Number:	609	Submitter:	Skyline Properties Limited & Accommodation and Booking Agents Queenstown Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	609.1	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: • The zoning of SPL's & ABAQL's land Town Centre, • The removal of controls over site coverage, • The removal of parapet height and recession plane controls applicable to the Town Pier site and Part Section 16 and Lot 1 of the Eichardts site (Height Precinct 3), and		

- The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m.
-

Point Number	609.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1

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

Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: • The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m.

Point Number	609.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

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

Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: • The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m.

Point Number	609.4	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

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

Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary

Point Number	609.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4

Position:	Oppose

Summary of Submission	The Proposed District Plan is modified so: • Rule 12.5.14.4 External Building Materials is deleted.

Submitter Number:	614	Submitter:	Shotover Memorial Properties Limited & Horne Water Holdings Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	614.1	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: • The zoning of the Submitter's land Town Centre, • The removal of controls over site coverage, • The removal of recession plane controls applicable to the Submitter's site, and • The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m,		

Point Number	614.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. The Proposed District Plan as notified is confirmed as it relates to: •The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m,		

Point Number	614.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part.		

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

- The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m,

Point Number	614.4	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

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

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary

Point Number	614.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 580-12.5.14.1

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

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.5.14.4 is deleted.

Submitter Number:	616	Submitter:	Trojan Holdings Limited & Beach Street Holdings Limited

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

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

Point Number	616.1	Provision:	464-12 Queenstown Town Centre

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

Summary of Submission

Support in part.

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

- The zoning of THL & BSHL land Town Centre,

- The removal of controls over site coverage,
- The removal of a parapet height control applicable to Stratton House,
- The location of Stratton House and Avis within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m, and
- The height recession plane control as provided in Rule 12.5.10.5 (a).

Point Number	616.2	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so: • Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary, • Rule 12.5.2.1 Building Setback and Rule 12.5.10.1 (d) are deleted, and • Rule 12.5.14.4 is deleted.		

Submitter Number:	617	Submitter:	Tweed Development Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	617.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 20093 and Sections 20 & 21 Block II Town of Queenstown Town Centre Zone.		

Point Number	617.2	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position:	Oppose		
Summary of Submission	The Proposed District Plan is modified so Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary.		
Point Number	617.3	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities
Position:	Oppose		
Summary of Submission	The Proposed District Plan is modified to remove the requirement for a 0.8m setback from Lower Beach Street and specifically Lot 1 DP 20093.		
Point Number	617.4	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
Position:	Oppose		
Summary of Submission	The Proposed District Plan is modified so Rule 12.5.8 Figure 1 and the associated descriptions provides for the change discussed in this submission.		
Point Number	617.5	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4
Position:	Oppose		
Summary of Submission	The Proposed District Plan is modified so Rule 12.5.14.4 is deleted.		

Submitter Number:	621	Submitter:	Real Journeys Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	621.42	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3

Position: Not Stated

Summary of Submission

Amend policy as follows:

Control the height and mass of buildings in order to:

- Retain and provide opportunities to frame important view shafts to the surrounding landscape; and
- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special

Character Area (as shown on Planning Maps 35 and 36); and

- Minimise wind tunnel effects of buildings and ensure the pleasantness of the environment for pedestrians is maintained.

Point Number	621.43	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

Position: Not Stated

Summary of Submission

Amend policy as follows:

Allow buildings to exceed the discretionary height standards in situations where:

- The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;

- The cumulative effect of the additional height does not result in additional shading that will progressively degrade the

pedestrian environment or enjoyment of public spaces; and

- The increase in height will facilitate the provision of residential activity; and

- Views of the surrounding ONLs are maintained

- The additional building height does not worsen wind tunnel effects on pedestrian areas.

Point Number	621.44	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5

Position: Not Stated

Summary of Submission

Amend Policy as follows:

Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when

designing roading transport improvements.

Point Number	621.45	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2
Position:	Not Stated		
Summary of Submission	Amend policy Promote a strategic comprehensive approach to the provision of facilities for water-based activities.		
Point Number	621.46	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Conserve Maintain and enhance, as far as practical where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.		
Point Number	621.47	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6
Position:	Not Stated		
Summary of Submission	Amend policy as follows Provide for the development, maintenance, and upgrading of structures within the Queenstown Bay waterfront area recognising these structures are required to meet minimum safety and design standards. subject to compliance with strict location and appearance criteria		
Point Number	621.48	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 511-12.4.3
Position:	Not Stated		
Summary of Submission	Amend rule 12.4.3 as follows: Commercial Activities within the Queenstown Town Centre Waterfront Subzone (including those		

that are carried out on a wharf

or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant

to Rule 12.4.7.2 in respect of:

(a) Any adverse effects of additional traffic generation from the activity and mitigation of those effects;

Point Number	621.49	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
Position:	Not Stated		
Summary of Submission	Amend rule 12.4.4 (licensed premises) so that it also applies to premises hosting off-licenses.		

Point Number	621.50	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5
Position:	Not Stated		
Summary of Submission	Amend rule 12.4.4 (licensed premises) so that it also applies to premises hosting off-licenses.		

Point Number	621.51	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6
Position:	Not Stated		
Summary of Submission	Amend Rule 12.4.6.1 to include a permitted relating to the storage of rubbish storage. Suggested wording is as follows: Storage of rubbish shall be screened from view from all neighbouring properties and public places.		

Point Number	621.52	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
Position:	Not Stated		
Summary of Submission	Amend rule to delete clause relating to natural hazard assessments: • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s)		

pose to people and property,

whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number	621.53	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7
Position:	Not Stated		
Summary of Submission	Amend Rule 12.4.7 to permit the maintenance of wharves, jetties and associated structures, enable certain buildings (e.g. ticket offices), restrict other structures, and ensure all areas referred to in the rules are accurately identified on the planning maps as follows: Insert new permitted activity standard: 12.4.7.0 The maintenance and alteration of buildings, wharfs and Jetties within the Queenstown Town Centre Waterfront Zone is a permitted activity provided the existing scale, intensity and character of the building or structure is maintained. Amend 12.4.7.1 to refer to planning maps: 12.4.7.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park (as shown on the planning maps) are discretionary activities. Amend rule to make it restricted discretionary as follows: 12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone. In respect of the above activities, the Council's discretion is restricted to the following matters unlimited but it shall consider: (i) The extent to which the proposal will: • Maintain or enhance public access to the lake • Affect water quality • Affect navigation and people's safety • Affect adjoining infrastructure • Affect the operation of the "TSS Earnslaw" • Improve Create an exciting and vibrant the vibrancy of the waterfront which maximises the opportunities and attractions		

inherent in a visitor town situated on a lakeshore;

- Maintain Provide a continuous waterfront walkway from Horne Creek right through to St Omer Park;
- Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental

standards and the nature and scale of existing activities; and

- Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage

pumping.

- Maintain or enhance amenity values including character, including The extent to which any proposed structures or buildings

will: • Enclose views across Queenstown Bay; and • Result in a loss of the generally open character of the Queenstown Bay and

its interface with the land.

Insert new restricted discretionary activity:

12.4.7.3 Excluding maintenance and alterations permitted by rule 12.4.7.0 above, the construction and use of a single story

building for the purpose of a ticketing office is a restricted discretionary activity. Council's discretion is limited to:

- Building location, design and use in terms of compatibility with the nature and scale of existing buildings and open spaces,

including the ability to maintain a continuous waterfront walkway;

- Accessibility in terms of servicing requirements;
- Outdoor storage requirements;
- Storage and disposal of waste;
- Signage platforms; and
- Health and safety.

Point Number	621.54	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 522-12.4.8
Position:	Not Stated		
Summary of Submission	Amend Rule 12.4.8 as follows 12.4.8.1 The construction of structures, including Wharfs and Jetties and moorings, and associated occupation of water space, within the Queenstown Town Centre Waterfront Zone between the Town Pier (as shown on the		

planning maps) and Queenstown

Gardens.

12.4.8.2 Any buildings and structures, located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone,

which are not provided for by Rule 12.4.7.

Point Number	621.55	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 546-12.5.4 > 547-12.5.4.1

Position:	Not Stated

Summary of Submission	Amend rule as follows to clarify that the temporary storage of equipment associated with transporting people and goods is permitted: 12.5.4.1 Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be situated within the building: a. Shotover Street (Stanley to Hay) b. Camp Street c. Earl Street d. Marine Parade e. Stanley Street (Beetham Street to, and including, Memorial Street) f. Beach Street g. Rees Street (beyond the Special Character Area) Except this standard does not apply to the temporary storage of goods on a wharf which are being transported via a vessel, which is permitted.

Point Number	621.56	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

Position:	Not Stated

Summary of Submission	Amend standards to exclude noise from vessels carrying out navigational procedures: Except these noise standards do not apply to vessels making noise for the purposes of

navigational safety, which are permitted.

Point Number	621.57	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14
Position:	Not Stated		
Summary of Submission	Amend standards to include standard requiring glare from the Queenstown Bay foreshore to avoid interference with the navigational safety of vessels. Suggested wording is insertion of the following clause: Light from any activity shall not be directed out over the water in Queenstown Bay in such a way that interferes with the safe operation and navigation of the "TSS Earnslaw".		

Point Number	621.77	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways.		

Submitter Number:	630	Submitter:	DowntownQT
Contact Name:	Steve Wilde	Email:	
Address:	20 Athol Street, Level 2, The Forge Building, Queenstown, New Zealand, 9300		

Point Number	630.1	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	DowntownQT (DTQT) believes it is vital the District Plan is reviewed and supports the current process to facilitate that. Following the implementation of its Town Centre Strategy, DTQT wishes the District Plan to align with that strategy.		

Point Number	630.2	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	DTQT supports the minor extensions to the Town Centre Zone Boundary.		

Point Number	630.3	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	DTQT supports the introduction of an Entertainment Precinct (EP), however believes the area of the zone should be increased. DTQT wishes to be consulted about the boundaries of any future Entertainment Precinct.		

Point Number	630.4	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	DTQT supports the increases in night time noise allowed within the Town Centre and sees this as a necessary component of a resort town. DTQT, however, is still concerned as to whether the increases are sufficient to provide appropriately for night time entertainment.		

Point Number	630.5	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	DowntownQT wants to encourage additional residential accommodation close to where residents work and play. DTQT therefore supports the change Allowing Business Mixed Use Zoning along Gorge Road.		

Point Number	630.6	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	DTQT also supports residential and visitor accommodation in the Queenstown Town Centre Zone.		

Point Number	630.7	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of	DTQT supports an intensification of residential development along with additional height		

Submission	allowances. It also regards the caveat around Green Star ratings as being worthwhile. DTQT agrees if developers achieve a Green Star rating they should be able to add additional height to a building – but any new buildings must be fit for purpose and this is even more crucial when High Density living is being proposed.		
Point Number	630.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
Position:	Support		
Summary of Submission	DowntownQT supports through its strategy the QLDC District Plan objective 12.2.1 “A Town Centre that remains relevant to residents and visitors alike and contributes to the District’s principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.”		
Point Number	630.9	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	DTQT wishes the council to provide a permitted activity status for small “pop up” buildings for a time limited period (e.g. 6 months) This should apply to the entire Town Centre Zone, or could equally be restricted to specific areas such the Lake Esplanade.		
Point Number	630.10	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	DTQT wishes to ensure that art work and sculptures can be approved without the need for a resource consent (for example avoid them being captured by the definition of “building”)		

Submitter Number:	650	Submitter:	Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd
Contact Name:	Mark Allan	Email:	mark.allan@aurecongroup.com
Address:	PO Box 1061, Christchurch, New Zealand, 8140		
Point Number	650.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		

Summary of Submission	Support the inclusion of the Four Square and Henry's Queenstown within the Queenstown Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.		
Point Number	650.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 468-12.2.1.1
Position:	Support		
Summary of Submission	Exclusion of the site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.		
Point Number	650.6	Provision:	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 586-12.6.2
Position:	Support		
Summary of Submission	Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce processing costs/delays.		

Submitter Number:	654	Submitter:	Warren Cooper & Associates
Contact Name:	Warren Cooper	Email:	lorwa@clear.net.nz
Address:	8 Park Street, New Zealand, 9300		
Point Number	654.1	Provision:	464-12 Queenstown Town Centre
Position:	Oppose		
Summary of Submission	Oppose the creation of a Town Centre Entertainment Centre. Request to retain the status quo in regards to noise and outside dining hours.		

Submitter Number:	663	Submitter:	IHG Queenstown Ltd and Carter Queenstown Ltd

Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	663.2	Provision:	464-12 Queenstown Town Centre
Position:	Oppose		
Summary of Submission	Include the block bound by Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street within the Queenstown Town Centre Zone and amend the Planning maps to reflect this.		
Point Number	663.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
Position:	Oppose		
Summary of Submission	Amend Policy 12.2.2.2 as follows: Require development <u>visible from public places</u> to: • Maintain the existing human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, ~~which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer;~~ and • Contribute to the quality of streets and other public spaces and people’s enjoyment of those places; and • Positively respond to the Town Centre’s character and contribute to the town’s ‘sense of place’		
Point Number	663.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3
Position:	Oppose		

Summary of Submission

Amend Policy 12.2.2.3 as follows:

Control the height and mass of buildings in order to:

- Provide certainty in terms of potential building height and mass
- Retain and provide opportunities to frame important view shafts

to the surrounding landscape; and

- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special

Character Area (as shown on Planning Maps 35 and 36).

Point Number

663.5

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
> 476-12.2.2.4

Position:

Oppose

Summary of Submission

Amend Policy 12.2.2.4 as follows:

Allow buildings to exceed the discretionary height standards in situations where:

- The outcome is ~~of a high quality development design, which is superior to that which would be achievable under the permitted height;~~

- Unless offset or compensated for, ~~the cumulative effect of the additional height does not result in additional more than minor adverse shading effects on that will progressively degrade the pedestrian environment or enjoyment of public spaces; and or~~

- The increase in height will facilitate the provision of residential activity.

Point Number

663.6

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
> 477-12.2.2.5

Position:

Oppose

Summary of Submission

Amend Policy 12.2.2.5 as follows:

Allow buildings to exceed the non-complying height standards only

in situations where:

(i) adverse effects arising from the additional building height are no

more than minor; or

(ii) the proposed design is an example of design excellence and

building height and bulk have been reduced elsewhere on the site in

order to:

(a) Reduce the impact of the proposed building on a listed heritage

item; or

(b) Provide an urban design outcome that is beneficial to the public

environment. ~~For the purpose of this policy, urban design outcomes~~

~~that are beneficial to the public environment include:~~

~~• Provision of sunlight to any public space of prominence or space~~

~~where people regularly congregate~~

~~• Provision of a pedestrian link~~

~~• Provision of high quality, safe public open space~~

~~• Retention of a view shaft to an identified landscape feature~~

Point Number

663.7

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and
Policies > 472-12.2.2 Objective 2
> 479-12.2.2.7

Position:

Oppose

Summary of Submission

Delete Policy 12.2.2.7

Point Number

663.8

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and
Policies > 472-12.2.2 Objective 2
> 480-12.2.2.8

Position:

Oppose

Summary of Submission

Amend Policy 12.2.2.8 as follows:

Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through identifying these areas on the district plan maps and manage development within these areas to:

- (a) ~~Requiring~~ require minimum floor heights to be met;
- (b) ~~Encouraging~~ encourage higher floor levels (of at least 312.8 masl) where amenity, mobility, and streetscape character values are not adversely affected; and
- (c) ~~Encouraging~~ encourage building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

Point Number	663.9	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 483-12.2.3.1
Position:	Oppose		
Summary of Submission	Delete policy 12.2.3.1		

Point Number	663.10	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3
Position:	Oppose		
Summary of Submission	Amend policy 12.2.3.3 as follows: Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by: (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; (b) Providing for noisier night time activity within the entertainment		

precinct in order to minimise effects on adjacent residential zones;

and

(c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone are compatible with adjoining residential zones.

(d) Permitting activities within the Town Centre Zone that comply with noise limits

(e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of noise through insulation.

Point Number	663.11	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 492-12.2.4.3

Position:	Oppose

Summary of Submission

Amend policy 12.2.4.3 as follows:

Minimise opportunities for ~~criminal activity~~ antisocial behaviour

through incorporating Crime Prevention Through Environmental

Design (CPTED) principles as appropriate in the design of ~~let~~

~~configuration and the street network, carparking areas, public and~~

~~semi-public spaces, accessways/ pedestrian links/ lanes, and~~

~~landscaping.~~

Point Number	663.12	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6

Position:	Oppose

Summary of Submission

Delete policy 12.2.4.6

Point Number	663.13	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.

Position: Oppose

Summary of Submission

Amend as follows:

~~In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1(A) as shown on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.~~

Point Number

663.14

Provision:

464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities >
516-12.4.6 > 517-12.4.6.1

Position:

Oppose

Summary of Submission

Amend the rule as follows:

~~Buildings, including verandas, and any pedestrian link provided as part of the building/ development:~~

~~* Discretion Control is limited restricted to consideration of all of the following: external building design and appearance in relation to streetscape character, building design in relation to adjoining pedestrian links listed in rule 12.5.8, signage platforms, and lighting.~~

- ~~• Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;~~
- ~~• External appearance, including materials and colours;~~
- ~~• Signage platforms;~~
- ~~• Lighting;~~
- ~~• The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;~~

- ~~The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;~~
- ~~The contribution the building makes to pedestrian flows and linkages;~~
- ~~The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and~~
- ~~Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.~~

Point Number	663.15	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 518-12.4.6.2
Position:	Oppose		
Summary of Submission	Delete: ~~12.4.6.2 In the Town Centre Transition subzone and on sites larger than 1800m², an application for consent under this rule shall include application for approval of a structure plan in respect of the entire site and adherence with that approved plan in consequent applications under this rule.~~ ~~*In addition to those matters listed in rule 12.4.6.1 above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan, including:~~ ~~• the location of buildings, services, loading, and storage areas;~~ ~~• the provision of open and/or public spaces; and~~ ~~• pedestrian, cycle, and vehicle linkages.~~		

Point Number	663.16	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1 > 536-12.5.1.1

Position:	Oppose

Summary of Submission	Amend as follows: Building Coverage in the Town Centre Transition subzone and ~~comprehensive development of sites 1800m² or greater~~ 12.5.1.1 In the Town Centre Transition subzone ~~or for any~~ ~~comprehensive development of sites greater than 1800m², the~~ maximum building coverage shall be 75%....

Point Number	663.17	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 546-12.5.4 > 547-12.5.4.1

Position:	Oppose

Summary of Submission	Delete / Amend as follows Screening of Storage Space ~~12.5.4.1 Within the Special Character Area and for all sites with~~ ~~frontage to the following roads all storage areas shall be situated~~ ~~within the building:~~ ~~a. Shotover Street (Stanley to Hay)~~ ~~b. Camp Street~~ ~~c. Earl Street~~ ~~d. Marine Parade~~ ~~e. Stanley Street (Beetham Street to, and including, Memorial~~ ~~Street)~~ ~~f. Beach Street~~ ~~g. Rees Street (beyond the Special Character Area)~~ 12.5.4.2 ~~In all other parts of this zone s~~ <u>Storage</u> areas shall be situated within the building or screened from view from all public places, adjoining sites and adjoining zones.

Point Number	663.18	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 549-12.5.5 > 550-12.5.5.1

Position:	Oppose

Summary of Submission	

Verandas

Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.

a. Shotover Street (Stanley Street to Hay Street)

~~b. Hay Street~~

c. Beach Street

d. Rees Street

e. Camp Street (Church Street to Man Street)

f. Brecon Street (Man Street to Shotover Street)

g. Church Street (north west side)

h. Queenstown Mall (Ballarat Street)

i. Athol Street

j. Stanley Street (Coronation Drive to Memorial Street)

Point Number	663.19	Provision:	464-12 Queenstown Town Centre

Position:	Oppose

Summary of Submission	

Amend Figure 2 to include the lower parts of the block bound by

Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street,

being 93 Beach Street and 11 Lake Street as outlined in blue in

Figure 1 of this submission; within Precinct 1A.

and

Amend Figure 2 to include the upper portions of of the block bound

by Lake Esplanade (Beach St), Lake Street, Man Street and Hay

Street, being 15 Lake Street, 18 Hay Street and 32-40 Man Street as

outlined in red in Figure 1 of this submission; within Precinct 1.

Point Number	663.20	Provision:	464-12 Queenstown Town Centre

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

Summary of Submission	Retain all provisions in Section 12 not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.

Point Number	663.22	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 481-12.2.2.9

Position:	Oppose

Summary of Submission	Delete policy 12.2.2.9:

Submitter Number:	667	Submitter:	Cedric Hockey

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

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

Point Number	667.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.

Position:	Oppose

Summary of Submission	Amend as follows: ~~In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1 (A) as shown~~ on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.

Point Number	667.4	Provision:	3-Part Three - Urban Environment > 3.6-12 Queenstown Town

Position: Oppose

Summary of Submission Amend Figure 2 to make the block bound by Isle, Man, Brecon and Camp Streets fall within Precinct 1A.

Submitter Number: 672 **Submitter:** Watertight Investments Ltd

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

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

Point Number 672.1 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

Position: Oppose

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 672.3 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2

Position: Oppose

Summary of Submission Amend Policy 12.2.2.2 as worded in the submission in order to restrict its application only to development that is visible from public places and to delete the last part of the first bullet point (commencing ", which incorporates..." as it is verbose and contains a level of specificity not required.

Point Number 672.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3

Position: Oppose

Summary of Submission Amend Policy 12.2.2.3 by adding a further bullet point as follows: "*Control the height and mass of buildings in order to:* • Provide a reasonable degree of certainty in terms of potential building height and mass..."

Point Number	672.5	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4
Position:	Oppose		
Summary of Submission	Amend Policy 12.2.2.4 as follows: <i>"Allow buildings to exceed the discretionary height standards in situations where: • The outcome is of a high quality <u>development design, which is superior to that which would be achievable under the permitted height</u>; • <u>Unless offset or compensated for, the cumulative effect of the additional height does not result in additional more than minor adverse shading effects on that will progressively degrade the pedestrian environment or enjoyment of public spaces; and</u> or • The increase in height will facilitate the provision of residential activity.</i>		
Point Number	672.6	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5
Position:	Oppose		
Summary of Submission	Amend Policy 12.2.2.5 as per the wording in the submission by adding the following subclause "(i) adverse effects arising from the <u>additional building height are no more than minor; or</u>" and deleting the explanatory text in sub-clause (b) commencing "For the purpose..." as it is not necessary.		
Point Number	672.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 479-12.2.2.7
Position:	Oppose		
Summary of Submission	Delete Policy 12.2.2.7		
Point Number	672.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 480-12.2.2.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 12.2.2.8 as per the wording in the submission, as the policy is generally appropriate however amendments are sought a) to ensure it only applies to land affected by flood risk, which should be identified in the district plan maps and b) to acknowledge that character values are a consideration in determining the appropriateness of raising floor levels.		
Point Number	672.10	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

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

Summary of Submission Amend policy 12.2.2.9 as follows: "~~Require Manage high quality the design of comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre.~~"

Point Number 672.11 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

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

Summary of Submission Delete policy 12.2.3.1 and capture its intent by inserting new subclauses into Policy 12.2.3.3 as follows: "(d) Permitting activities within the Town Centre Zone that to comply with noise limits; (e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of noise through insulation."

Point Number 672.12 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4 > 492-12.2.4.3

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

Summary of Submission Amend policy 12.2.4.3 as follows: "*Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.*"

Point Number 672.13 **Provision:** 464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4 > 495-12.2.4.6

Position: Oppose

Summary of Submission Delete policy 12.2.4.6

Point Number 672.14 **Provision:** 464-12 Queenstown Town Centre
> 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.

Position: Oppose

Summary of Submission Amend Rule as follows, as a consequential amendment to including this block within Precinct 1(A) and to simplify the wording of the rule :

~~"In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1(A) as shown on the Height Precinct Map; the maximum height shall be 15.5m above ground level and~~

shall be limited to no more than 4 storeys in height..."

Point Number	672.15	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

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

Summary of Submission	Amend Rule 12.4.6.1 as per the wording suggested in the submission in order to be more succinct

Point Number	672.16	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

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

Summary of Submission	Retain all provisions in Section 12 not otherwise submitted on as notified, unless they duplicate other provisions in which case they should be deleted.

Point Number	672.17	Provision:	3-Part Three - Urban Environmant > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2

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

Summary of Submission	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.

Submitter Number:	673	Submitter:	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited

Contact Name:	Mark Allan	Email:	mark.allan@aurecongroup.com

Address:	PO Box 1061, Christchurch, New Zealand, 8140

Point Number	673.1	Provision:	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 586-12.6.2

Position:	Support

Summary of Submission	Retain, in its notified form, Rule 12.6.2, in respect of no written consent and non-notification. See uploaded submission

Point Number	673.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the exclusion of the site coverage maximum for both the Queenstown Town Centre Zone.		

Submitter Number:	714	Submitter:	Kopuwai Investments Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	714.1	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to: ...Development within the Special Character Area of the Town Centre Zone (shown on Planning Maps) is required to be consistent with the Queenstown Town Centre Design Guidelines 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precincts (also shown on Planning Maps) has have permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.		

Point Number	714.2	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 470-12.2.1.3
Position:	Support		
Summary of Submission	Retain Policy 12.2.1.3		

Point Number	714.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 471-12.2.1.4

Position:	Support		
Summary of Submission	Retain Policy 12.2.1.4		
Point Number	714.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a foot note reference to Objective 12.2.3 What is a “reasonable level” of amenity needs to be considered in light of policy 12.2.1.4		
Point Number	714.5	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 483-12.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Require activities within the Town Centre Zone to comply with noise limits, and sensitive uses within the Town Centre to insulate <u>and self-protect</u> for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone.		
Point Number	714.6	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3
Position:	Not Stated		
Summary of Submission	Amend to; Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by: (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; (b) Providing for noisier night time activity within the entertainment precincts <u>in order to minimise effects on adjacent residential zones adjacent to the Town Centre;</u> and (c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone <u>result in effects</u> that are compatible with adjoining residential zones.		
Point Number	714.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Acknowledge self protection as a method by amending the policy as follows: <i>"...Acknowledging that the level of amenity will be lower than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated <u>and self-protected</u> from for noise; ..."</i>		
Point Number	714.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add new policies 12.2.5.6 and 12.2.5.7 as follows: <i><u>"12.2.5.6 - Encourage the day time and night time use of outdoor areas for use by bars and restaurants in and around the Steamer Wharf Complex with appropriate seating, tables and/or planting to enhance the vibrancy and visual amenity."</u></i> <i><u>"12.2.5.7 - Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to avoid reverse sensitivity."</u></i>		
Point Number	714.9	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a new rule to specifically relate to the entertainment precinct at Steamer Wharf, as follows (and as further detailed in the submission, in terms of the matters of discretion): <i><u>"Licensed Premises with Entertainment Precinct at Steamer Wharf : 12.4.4.17 Premises within the Steamer Wharf Entertainment Precinct licensed for the consumption of liquor on the premises between the hours of 1am and 8am, provided that this rule shall not apply to the sale of liquor to any person who is residing (permanently or temporarily) on the premises."</u></i>		
Point Number	714.10	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 12.4.4.1 and delete Rule 12.4.4.2: <i>Licensed Premises 12.4.4.1. Other than in the ~~Town Centre Transition subzone~~ Entertainment Precinct at Steamer Wharf, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</i> <i>a. To any person who is residing (permanently or temporarily) on the premises; and/or b. To any person who is present on the premises for the purpose of <u>drinking and dining</u> up until 12am.</i> <i>~~*In relation to both 12.4.4.1 and 12.4.4.2 above, discretion is restricted to consideration all of the following: • The scale of the activity; • Car parking and traffic generation; • Effects on amenity (including that of adjoining residential zones and public reserves); • The provision of screening and/ or buffer areas between the site and adjoining residential zones; • The configuration of activities within the building and site (e.g. outdoor seating, entrances); • Potential noise issues effects, and hours of operation; and • Consideration of any alcohol policy or bylaw~~</i>		

Point Number	714.11	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5
Position:	Oppose		
Summary of Submission	Delete this rule as it is covered in Rule 12.4.4.1		
Point Number	714.12	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Provide for increased noise levels within the Steamer Wharf Entertainment Precinct and also to exclude the measurement for compliance being other sites within the precinct, amend Rule 12.5.11 by adding a further exemption at the end of 12.5.11.5 as follows: <u>"• Noise from within the Steamer Wharf Entertainment Precinct that is measured at sites within the precinct."</u>		
Point Number	714.13	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Update the rule to include the Steamer Wharf Entertainment Precinct, by making the reference to 'Entertainment Precinct' plural.		
Point Number	714.14	Provision:	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 12.6.2 as follows: <i>"The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified: ...</i> <u>12.6.2.4 Licenced premises, and the sale and supply of alcohol within the Steamer Wharf Entertainment Precinct."</u>		
Point Number	714.18	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	If conflict arises between the PDP Entertainment Precinct or any other such area suggested by other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the		

most appropriately located.

Submitter Number: 719 **Submitter:** NZ Transport Agency

Contact Name: Tony MacColl **Email:**

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.79 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 490-12.2.4.1.

Position: Support

Summary of Submission Retain

Point Number 719.80 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 491-12.2.4.2

Position: Not Stated

Summary of Submission Retain

Point Number 719.81 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 493-12.2.4.4

Position: Support

Summary of Submission Retain

Point Number 719.82 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5

Position: Support

Summary of Submission	Retain		
Point Number	719.83	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6
Position:	Not Stated		
Summary of Submission	Amend Policy 12.2.4.6 to read as follows: Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the <u>safety, efficiency and functionalitv of the roading network, and the safety</u> and amenity of pedestrian and cyclists, particularly in peak periods.		
Point Number	719.84	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2
Position:	Not Stated		
Summary of Submission	Amend Rule 12.4.2 to read as follows: . The location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to <u>maintaining the safety and efficiency of the roading network, and</u> minimising private vehicle movements to/from.....		
Point Number	719.85	Provision:	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 585-12.6.1
Position:	Oppose		
Summary of Submission	Amend Rule 12.6.1 to read as follows: Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited- notified.~ <u>except for 12.6. 1. 1 visitor accommodation adjacent to the State highwav where the road controlling authority shall be deemed an affected partv.</u>		

Submitter Number:	724	Submitter:	Queenstown Gold Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9350		

Point Number	724.2	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
Position:	Not Stated		
Summary of Submission	Amend the rule as follows: Buildings, including verandas, and any pedestrian link provided as part of the building/development: * <u>Discretion Control</u> is <u>limited</u> ~~restricted~~ to consideration of all of the following: <u>design, appearance, signage, lighting, and impact on the streetscape</u> • ~~Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;~~ • ~~External appearance, including materials and colours;~~ • ~~Signage platforms;~~ • ~~Lighting;~~ • ~~The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;~~ • ~~The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;~~ • ~~The contribution the building makes to pedestrian flows and linkages;~~ • ~~The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and~~ • ~~Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.~~		

Submitter Number:	766	Submitter:	Queenstown Wharves GP Limited
Contact Name:	Jenny Carter	Email:	j.carter@remarkablesark.com
Address:	PO Box 1075, Queenstown, New Zealand, 9348		
Point Number	766.1	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Allow flexibility the future use and management of the St Omer and O'Regans wharves and their connections for a wide range of uses.		
Point Number	766.2	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Not Stated		

Summary of Submission	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 497-12.2.5.1
Position:	Not Stated		
Summary of Submission	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2
Position:	Not Stated		
Summary of Submission	Delete.		
Point Number	766.5	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3
Position:	Not Stated		
Summary of Submission	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.6	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 500-12.2.5.4
Position:	Not Stated		
Summary of Submission	Retain.		
Point Number	766.7	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 501-12.2.5.5.
Position:	Not Stated		

Summary of Submission	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.8	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6
Position:	Not Stated		
Summary of Submission	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.9	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1
Position:	Not Stated		
Summary of Submission	Change status for wharves and jetties to controlled activity. Change maintenance of wharves, jetties and associated structures, and enable the development and redevelopment of certain types of buildings (e.g. ticket offices) that support the functions of the wharves, to permitted activity.		
Point Number	766.11	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2
Position:	Oppose		
Summary of Submission	Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone with controlled activity status.		
Point Number	766.13	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 522-12.4.8 > 524-12.4.8.2
Position:	Oppose		
Summary of Submission	Delete non complying activity rule for buildings on jetties and wharves. If the Rule is retained, then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport and tourism recreation facilities.		
Point Number	766.32	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3

Position:	Oppose		
Summary of Submission	Delete.		
Point Number	766.33	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
Point Number	766.34	Provision:	464-12 Queenstown Town Centre
Position:	Not Stated		
Summary of Submission	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends. Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.		

Submitter Number:	774	Submitter:	Queenstown Chamber of Commerce
Contact Name:	Ann Lockhart	Email:	catherine@queenstownchamber.org.nz
Address:	PO Box 938 , Queenstown, New Zealand, 9348		
Point Number	774.2	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
Position:	Support		
Summary of Submission	Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz. Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct. Confirm that the proposed noise levels are consistent with other resort towns. Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.		

Point Number	774.3	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13
Position:	Oppose		
Summary of Submission	Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz. Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct. Confirm that the proposed noise levels are consistent with other resort towns. Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.		
Point Number	774.4	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 509-12.4.1
Position:	Support		
Summary of Submission	Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.		
Point Number	774.5	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2
Position:	Support		
Summary of Submission	Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.		
Point Number	774.6	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 573-12.5.12
Position:	Support		
Summary of Submission	Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.		
Point Number	774.7	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13
Position:	Support		

Summary of Submission

Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

Submitter Number:

777

Submitter:

Pier 19

Contact Name:

G Hattaway

Email:**Address:**

PO Box 1828, Queenstown, New Zealand, 9348

Point Number

777.1

Provision:

464-12 Queenstown Town Centre

Position:

Oppose

Summary of Submission

The submitter requests that the Steamer Wharf is included as an Entertainment Precinct. See full submission.

Submitter Number:

798

Submitter:

Otago Regional Council

Contact Name:

Warren Hanley

Email:

warren.hanley@orc.govt.nz

Address:

Private Bag 1954, Dunedin, New Zealand, 9054

Point Number

798.37

Provision:

464-12 Queenstown Town Centre
> 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5

Position:

Oppose

Summary of Submission**Effects on Public Transport**

Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.

Point Number

798.38

Provision:

464-12 Queenstown Town Centre
> 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
Point Number	798.39	Provision:	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 549-12.5.5 > 551-12.5.5.2
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
Point Number	798.46	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
Position:	Oppose		
Summary of Submission	ORC supports the Objective of achieving a compact Town centre that is safe and easily accessible (12.2.4.1 to 12.2.4.5). ORC requests the aspiration of accessibility be added to Policy 12.2.4.2. This may be achieved by limiting the number (supply) of car parks in or on the periphery of the town centre to support a shift to shared and active transport modes.		
Point Number	798.47	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Public transport users are multi-modal as they generally walk or cycle to access bus services. Developments should look to create active transport connections, but also link these with existing public transport services and infrastructure where possible.		
Point Number	798.54	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Oppose		
Summary of Submission	ORC supports the integrated management of the Queenstown Bay land-water interface. (Objective 12.2.5). ORC requests the addition of a policy to the Objective which provides for conveniently-integrated journeys that combine travel on land and water, in order to improve accessibility through better connectivity.		

Submitter Number:	804	Submitter:	Southern Pub Company Limited - T/A Pub on Wharf
Contact Name:	Chris Buckney	Email:	
Address:	PO Box 1002, Queenstown, New Zealand, 9348		
Point Number	804.2	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Supports concept of entertainment precincts within the Queenstown Town Centre and inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing a vibrant town centre.		
Point Number	804.3	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
Position:	Support		
Summary of Submission	Supports the intent of policies 12.2.1.3, 12.2.1.4,		
Point Number	804.4	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
Position:	Support		
Summary of Submission	Supports policies 12.2.3.1, 12.2.3.3 and 12.2.3.4		

Submitter Number:	807	Submitter:	Remarkables Park Limited
Contact Name:	Jenny Carter	Email:	j.carter@remarkablespark.com
Address:	PO Box 1075, Queenstown, New Zealand, 9348		

Point Number	807.77	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Retain the High Density Residential Zoning of land to the north of Man Street.		
Point Number	807.79	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
Position:	Support		
Summary of Submission	Retain objective 12.2.4 and associated policies, particularly policy 12.2.4.2,.		
Point Number	807.80	Provision:	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Amend the Zone purpose to recognise that the Queenstown Town Centre may not be the administrative centre of the District.		
Point Number	807.81	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Retain objective 12.2.5 and associated policies, subject to deletion of policy 12.2.5.3 and recognition of the importance of retaining a compact town centre that is easily accessible and walkable.		
Point Number	807.82	Provision:	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Amend the objective and policies so that they recognise the importance of providing public transport links on the water, and that this may involve expansion to existing jetties and structures to provide necessary infrastructure.		
Point Number	807.83	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1
Position:	Oppose		

Summary of Submission	Amend Rule 12. 4. 7. 1 to replace the discretionary activity status for wharfs and jetties within the Town Centre Waterfront Zone with controlled activity status.		
Point Number	807.86	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2
Position:	Oppose		
Summary of Submission	Amend Rule 12.4.7.2 to better reflect the outcomes sought by the objectives and policies, and to recognise the importance of providing for water based public transport.		
Point Number	807.87	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2
Position:	Oppose		
Summary of Submission	Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone with controlled activity status.		
Point Number	807.88	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities
Position:	Oppose		
Summary of Submission	Delete the non-complying activity rule for buildings located on jetties and wharves. If the rule is retained, then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport facilities.		

Submitter Number:	810	Submitter:	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
Contact Name:	Tim Vial	Email:	tim@ktkold.co.nz
Address:	PO Box 446, Dunedin, New Zealand, 9054		
Point Number	810.34	Provision:	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7

Position:	Not Stated
Summary of Submission	Add a further assessment matter to the rule: The extent to which any proposed structures or buildings will: Affect the values of wahi tupuna

Submitter Number:	835	Submitter:	Wai Queenstown Limited
Contact Name:	Jan Rae	Email:	
Address:	PO Box 1202, Queenstown, New Zealand, 9348		

Point Number	835.1	Provision:	464-12 Queenstown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.		

Submitter Number:	839	Submitter:	Little Blackwood and Minus 5° ICE BAR, owned by Future Bars Limited
Contact Name:	James Ace	Email:	james@futurebars.co.nz
Address:	New Zealand, 9300		

Point Number	839.1	Provision:	464-12 Queenstown Town Centre
Position:	Support		
Summary of Submission	Submitter requests that the Steamer Wharf is included as an Entertainment Precinct. (see partially completed submission.).		

Chapter 13 – Wanaka Town Centre

Submitter Number:	9	Submitter:	Terry Drayron
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		

Point Number	9.4	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Opposes proposed increase to noise levels in Wanaka town centre.		

Point Number	9.11	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	To develop a design philosophy along Lake Wanaka lakefront and prohibit any structural development on the lake foreshore areas.		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.7	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Supports the provision		

Submitter Number:	54	Submitter:	DD and KK Dugan Family Trust
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		
Point Number	54.1	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
Position:	Support		
Summary of Submission	Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dungarvon St. Supports good quality urban design and would like to see more flexible development options made available in this part of Wanaka Town Centre that better utilise the sites capacity and location. Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.		

Submitter Number:	90	Submitter:	Trout Bar
Contact Name:	Graeme Barbara	Email:	troutbar14@gmail.com
Address:	Lake Front, Wanaka, Wanaka, New Zealand, 9305		
Point Number	90.1	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
Position:	Support		
Summary of Submission	Increase the noise limits.		

Submitter Number:	110	Submitter:	Alan Cutler
Contact Name:		Email:	a.g.cutler@gmail.com
Address:	48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305		
Point Number	110.10	Provision:	592-13 Wanaka Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.		
Point Number	110.11	Provision:	592-13 Wanaka Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.		

Submitter Number:	112	Submitter:	Iain Weir
Contact Name:		Email:	lweir@infinitywanaka.com
Address:	PO Box 777, Wanaka, New Zealand, 9343		
Point Number	112.2	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Impose TCEP. Retain Town Centre Entertainment Precinct as proposed.		

Submitter Number:	117	Submitter:	Maggie Lawton

Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		
Point Number	117.6	Provision:	592-13 Wanaka Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	13.2.1 Make the town centre somewhat low-key and people friendly, rather than focus on commercial. 13.2.5.6 What measures are proposed to limit the impact of flooding? 13.2.6 Why not completely pedestrianise the bottom part of Helwick St? It would create a great space for people and retail activity.		

Submitter Number:	129	Submitter:	Lake Bar Limited
Contact Name:	Peter Byrne	Email:	info@lakebar.co.nz
Address:	155 Ardmore Street, Wanaka, 9305		
Point Number	129.1	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
Position:	Support		
Summary of Submission	Supports Lower Ardmore Street Entertainment Precinct and Increased Decibel Level. Requests consideration of an extension of outside drinking and dining time to 11pm during the period 1st November to 30th April Annually.		

Submitter Number:	156	Submitter:	Kai Whakapai cafe-bar (legal name the homestead ltd)
Contact Name:	Roger North	Email:	rogerbnorth@gmail.com

Address: 15 Homestead Close, Wanaka, New Zealand, 9305

Point Number 156.1 **Provision:** 592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies
> 595-13.2.1 Objective 1

Position: Support

Summary of Submission Support.

Point Number 156.2 **Provision:** 592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies
> 595-13.2.1 Objective 1

Position: Support

Summary of Submission Support.

Point Number 156.3 **Provision:** 592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies
> 599-13.2.2 Objective 2

Position: Support

Summary of Submission Support.

Point Number 156.4 **Provision:** 592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies
> 604-13.2.3 Objective 3

Position: Support

Summary of Submission Support.

Point Number 156.5 **Provision:** 592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies
> 607-13.2.4 Objective 4

Position: Support

Summary of Submission Support, so long as changes are not required to existing verandas.

Point Number	156.6	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5
Position:	Support		
Summary of Submission	Supports this objective, in particular supports inclusion of the Lower Ardmore Entertainment Precinct. However requests that curfew for outside drinking/dining is either extended to 11pm OR allow the conditions of liquor licence applications to reflect the circumstances of each individual case. Also encourage the issue of buskers licences from premises in this zone, if appropriate for their location and outside space, with a 10pm curfew.		

Submitter Number:	196	Submitter:	Whitney Thurlow
Contact Name:		Email:	thurlow-meyer@xtra.co.nz
Address:	10A Tenby Street, Wanaka, 9305		

Point Number	196.1	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Oppose - in particular 13.2.1.3 - considers that current noise restrictions are not 'unduly' restrictive.		

Point Number	196.2	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Opposes increasing noise limits due to effects on residents and tourists who come to Wanaka for its non -urban lifestyle.		

Submitter Number:	202	Submitter:	Graham Dickson
Contact Name:		Email:	thedicksons@xtra.co.nz

construction of off site parking in an appropriate place.

Submitter Number:	225	Submitter:	Quenstin Smith
Contact Name:		Email:	qksmith@gmail.com
Address:	24 Allenby Place, Wanaka, New Zealand, 9305		

Point Number	225.2	Provision:	592-13 Wanaka Town Centre
Position:	Oppose		
Summary of Submission	I strongly oppose any increase in height limits for wanaka and that much more work needs to be done on the impact of proposed height limits, and density changes on the parking and traffic issues associated with the increased demand. The wanaka town centres biggest issue in the future will be parking provision and given that the town centre is currently at no more than 50% of its permitted development, the introduction of higher height limits will add to an already significant problem, the introduction of a financial parking levi in lieu of providing parking onsite privately is essential to assist the community in servicing this demand created by commercial development and avoid significant congestion and financial burden on residents.		

Submitter Number:	230	Submitter:	Loris King
Contact Name:		Email:	kingsview@kinect.co.nz
Address:	120 Brownston Street, Wanaka, New Zealand, 9305		

Point Number	230.5	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		
Point Number	238.13	Provision:	592-13 Wanaka Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part with additional provisions. The QLDC Urban Design Panel should review all projects in the Town centre, Transitional Town Centre, Business Mixed Use, High Density Residential and Medium Density residential with more than 2 dwellings per site in order to give effect to the design objectives and rules in the plan. The UDP process is already in place and should be used consistently to provide full , regular and effective design review.		
Point Number	238.149	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Wanaka Town Centre proposed heights are supported subject to reference to the Wanaka Town Centre Design Guidelines to ensure sun to streets is not blocked and that upper levels are set back where appropriate to retain solar access to public spaces. The proposed Wanaka Height Precinct is in the wrong place. The increased height on the waterfront on the north of the Town Centre will overshadow and diminish views. Proposed Wanaka Height Precinct should be moved to a more appropriate location on Ardmore Street. The most appropriate location is the north side of Upper Ardmore street between Monley Lane and Hettich Street. All projects in the Wanaka Height Precinct should be subject to design review.		
Point Number	238.150	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Greater than 80% building coverage should remain discretionary to ensure pedestrian linkages are retained and parking provided for.		

Point Number	238.151	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with management plan. Further definition of this zone is needed. A management plan is required to ensure that this precinct is actively controlled by QLDC not just by responding to complaints.		
Point Number	238.152	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	To achieve the objectives and policies it is necessary to measure whether the objectives are being achieved. The baseline Health Check needs to be undertaken urgently before the development of an additional commercial centre at Three Parks. Appropriate budget provision needs to be made for this and future Wanaka Town centre Heath Checks.		

Submitter Number:	240	Submitter:	Gem Lake Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	240.2	Provision:	592-13 Wanaka Town Centre
Position:	Oppose		
Summary of Submission	Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Opposes the Wanaka Town Centre objectives, policies and rules that informs and supports Rule 13.5.8 and 13.5.9 in relation to maximum building height. Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct. The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.		

Submitter Number:	260	Submitter:	Roger Gardiner
Contact Name:		Email:	gardiner@outlook.co.nz
Address:	149 Stone Street, Wanaka, 9305		
Point Number	260.1	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667- 13.5.10
Position:	Support		
Summary of Submission	Supports inclusion of the Entertainment Precinct, however seeks a relaxation of the current 10pm curfew for outside balcony areas to 11pm.		

Submitter Number:	292	Submitter:	John Walker
Contact Name:		Email:	walkershj@gmail.com
Address:	193 Plantation Road, Wanaka, New Zealand, 9305		
Point Number	292.6	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Strengthen policies 13.1; 13.2.1.1; 13.2.2.1; 13.2.6		

Submitter Number:	303	Submitter:	Steve Maluschnig
Contact Name:		Email:	steve.lizzie@xtra.co.nz
Address:	760 Kane Road, RD 2, Wanaka, 9382		

Point Number	303.1	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Requests provision of electric vehicle charging stations in existing and future parking areas in high use areas of Wanaka. eg. Pembroke park, The Marina, Schools, new pool/sports facility. Also a move to an electric vehicle fleet by the QLDC.		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		
Point Number	438.28	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 660-13.5.8
Position:	Not Stated		
Summary of Submission	Retain Standard 13.5.8 as notified		
Point Number	438.29	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
Position:	Not Stated		
Summary of Submission	Retain Standard 13.5.9 as notified		

Submitter Number:	466	Submitter:	Thomas Wild
Contact Name:		Email:	tomwild8@hotmail.com
Address:	11A Trevathen Lane, Wanaka, Wanaka, New Zealand, 9305		

Point Number	466.1	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Strongly supports the changes to noise limits, however requests that evening curfew for outside drinking/dining is extended.		

Submitter Number:	504	Submitter:	Virginia Barbara Bush
Contact Name:		Email:	ginny@wanakaphysiotherapy.co.nz
Address:	PO Box 845, Wanaka , New Zealand, 9343		

Point Number	504.2	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3
Position:	Support		
Summary of Submission	Retain objectives 13.2.3 and policies 13.2.2.1, 13.2.2.2, 13.2.2.3 and rules which give effect to these provisions.		

Submitter Number:	505	Submitter:	JWA & DV Smith Trust
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	505.1	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Objective 13.2.3 as follows: Wanaka town centre ~~retains~~ <u>provides</u> a low scale built form <u>where appropriate</u> ~~that maintains a human scale.~~		

Point Number	505.2	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 599-13.2.2 Objective 2 > 602- 13.2.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 13.2.2.3 as follows: Enable opportunities for further intensification of development in the town centre ~~by providing more generous~~ <u>where such development complies with the building heights in the Wanaka Height Precinct</u>		
Point Number	505.3	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3 > 605- 13.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 13.2.3.1 as follows: ~~Ensure~~ <u>Encourage</u> that development <u>to</u> generally comprise a scale of two ~~to~~ <u>or</u> three storeys, with potential <u>in appropriate circumstances</u> to develop a recessed fourth storey in the Wanaka Height Precinct.		
Point Number	505.4	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3 > 606- 13.2.3.2.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Policy 13.2.3.2		
Point Number	505.5	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Objective 13.2.6 as follows: Pedestrian, cycle and vehicle linkages are safe and convenient, <u>providing for an easily accessible town centre enabling people to easily negotiate their way through and around the town centre.</u>		
Point Number	505.6	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6 > 623- 13.2.6.1
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Policy 13.2.6.1 as follows: Implement programmes of street, traffic and car parking management, and other public open space improvements to enhance ~~pedestrian~~ amenity <u>values</u> and improve the flow of pedestrians, cyclists and vehicles through the town centre.		
Point Number	505.7	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6 > 626-13.2.6.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 13.2.6.4 as follows: Provide an adequate range of parking options so residents and visitors can access the town centre with <u>adequate on-site car parking where appropriate</u> ~~predominantly located at the periphery in order to limit the impact of vehicles.~~		
Point Number	505.8	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6
Position:	Not Stated		
Summary of Submission	Insert new policy 13.2.6.5 as follows: <u>Provide for vehicle use in a manner which retains essential vehicle access to the town centre while providing for pedestrian safety.</u>		
Point Number	505.9	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6
Position:	Not Stated		
Summary of Submission	Insert new policy 13.2.6.6 as follows: <u>Recognise the intensification of density and activity levels within the town centre will require comprehensive traffic management and sufficient on-site car parking.</u>		
Point Number	505.10	Provision:	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities > 636-13.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert the following into rule 13.4.4: *Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), <u>adequate on-site car parking</u> , and natural hazards to ensure that:		

Submitter Number:	602	Submitter:	N & B Teat Family Trust
Contact Name:	N & B Teat	Email:	nbteat@xtra.co.nz
Address:	PO Box 320, Wanaka, New Zealand, 9305		
Point Number	602.2	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Supports the proposed Wanaka Town Centre Zone.		

Submitter Number:	650	Submitter:	Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd
Contact Name:	Mark Allan	Email:	mark.allan@aurecongroup.com
Address:	PO Box 1061, Christchurch, New Zealand, 8140		
Point Number	650.2	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	Support the inclusion of the New World Wanaka within the Wanaka Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.		
Point Number	650.7	Provision:	592-13 Wanaka Town Centre > 679-13.6 Non-Notification of Applications > 681-13.6.2
Position:	Support		
Summary of Submission	Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce processing costs/delays.		

Point Number	650.8	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 647-13.5.1
Position:	Support		
Summary of Submission	The reduced building setback (from 4.5m to 3m) will enable greater flexibility in design that coupled with building height and recession plane requirements will not compromise the character and amenity of adjoining residential properties.		
Point Number	650.9	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
Position:	Support		
Summary of Submission	Increased height allowance in the proposed Wanaka Height Precinct will enable greater flexibility of design for buildings and more efficient use of land and built resources.		

Submitter Number:	673	Submitter:	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited
Contact Name:	Mark Allan	Email:	mark.allan@aurecongroup.com
Address:	PO Box 1061, Christchurch, New Zealand, 8140		
Point Number	673.2	Provision:	592-13 Wanaka Town Centre > 679-13.6 Non-Notification of Applications > 681-13.6.2
Position:	Support		
Summary of Submission	Retain, in its notified form, Rule 13.6.2, in respect of no written consent and non-notification.		
Point Number	673.3	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 647-13.5.1
Position:	Support		
Summary of Submission	Retain, in its notified form, Rule 13.5.1 Setbacks and sunlight access – sites adjoining a Residential zone		

Point Number	673.4	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
Position:	Support		
Summary of Submission	Retain, in its notified form, Rule 13.5.9 regarding Maximum building height for buildings in the Wanaka Height Precinct.		

Point Number	673.5	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support the exclusion of the site coverage maximum for both the Wanaka Town Centre Zone.		

Submitter Number:	705	Submitter:	Ardmore Holdings Wanaka Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	705.1	Provision:	592-13 Wanaka Town Centre
Position:	Support		
Summary of Submission	The submitter's property is located at 93 Ardmore Street in Wanaka. Relief sought: 14. The submitter requests the following decision: a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property; b. The height precinct is included on the submitter's property; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka. 15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.		

Submitter Number:	707	Submitter:	Wanaka on Water
Contact Name:	Phil Page	Email:	phil.page@gallawaycookallan.co.nz
Address:	PO Box 143, Dunedin, New Zealand, 9054		
Point Number	707.4	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	6. The Body Corporate seeks the following decision from the local authority: (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.		
Point Number	707.5	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 615-13.2.5.1
Position:	Not Stated		
Summary of Submission	6. The Body Corporate seeks the following decision from the local authority: (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.		
Point Number	707.6	Provision:	592-13 Wanaka Town Centre
Position:	Not Stated		
Summary of Submission	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps; {d} Delete all policies related to the Lower Ardmore Entertainment Precinct.		
Point Number	707.8	Provision:	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 616-

Position: Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

- (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;
- {d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number

707.9

Provision:

592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies >
614-13.2.5 Objective 5 > 617-
13.2.5.3.

Position:

Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

- (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;
- {d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number

707.10

Provision:

592-13 Wanaka Town Centre >
594-13.2 Objectives and Policies

Position:

Not Stated

Summary of Submission

6. The Body Corporate seeks the following decision from the local authority:

- (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;
- {d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

Point Number

707.11

Provision:

592-13 Wanaka Town Centre >
646-13.5 Rules - Standards > 667-
13.5.10

Position:

Not Stated

Summary of Submission

(e) Amend the noise rules applying to the Wanaka Town Centre as follows:

- (i) Retain the noise rules stated in the Operative District Plan;
- (ii) Require any noise mitigation to be undertaken by noise producers;
- (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits.

(f) Any additional or consequential relief to give effect to this submission.

Point Number	707.12	Provision:	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities
Position:	Not Stated		
Summary of Submission	(e) Amend the noise rules applying to the Wanaka Town Centre as follows: (i) Retain the noise rules stated in the Operative District Plan; (ii) Require any noise mitigation to be undertaken by noise producers; (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits. (f) Any additional or consequential relief to give effect to this submission.		

Point Number	707.13	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	(e) Amend the noise rules applying to the Wanaka Town Centre as follows: (i) Retain the noise rules stated in the Operative District Plan; (ii) Require any noise mitigation to be undertaken by noise producers; (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits. (f) Any additional or consequential relief to give effect to this submission.		

Submitter Number:	728	Submitter:	Wanaka Residents Association
Contact Name:	Sally Battson	Email:	wanakaresidentsassociation@gmail.com
Address:	PO Box 723, Wanaka, New Zealand, 9343		

Point Number	728.2	Provision:	592-13 Wanaka Town Centre > 594- 13.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	We support the adoption of clauses: • 13.2.2 • 13.2.3 • 13.2.4		

- 13.2.5 - with the EXCEPTION of 13.2.5.2.
- 13.2.6

We **oppose** changes to noise levels as per 13.2.5.2

We request that current noise rules be retained.

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		
Point Number	798.40	Provision:	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities > 634-13.4.2
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
Point Number	798.41	Provision:	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 655-13.5.5
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

Chapter 14 – Arrowtown Town Centre

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		
Point Number	19.28	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
Position:	Support		
Summary of Submission	Support		

Submitter Number:	199	Submitter:	Craig Douglas
Contact Name:		Email:	cg.douglas@xtra.co.nz
Address:	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		
Point Number	199.20	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre
Position:	Support		
Summary of Submission	Support		

Submitter Number:	223	Submitter:	Sam Gent
Contact Name:		Email:	gent.samantha@gmail.com
Address:	5 Berkshire Street, Arrowtown, New Zealand, 9302		

Point Number	223.7	Provision:	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose

Position:	Oppose

Summary of Submission	Oppose

Point Number	223.9	Provision:	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities

Position:	Oppose

Summary of Submission	Oppose

Point Number	223.10	Provision:	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

Position:	Oppose

Summary of Submission	Oppose

Point Number	223.11	Provision:	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

Position:	Oppose

Summary of Submission	Oppose

Point Number	223.12	Provision:	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

Position:	Oppose

Summary of Submission	Oppose

Point Number	223.13	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.2-14.2.2 Objective 2
Position:	Oppose		
Summary of Submission	Oppose		
Point Number	223.15	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.3-14.2.3 Objective 3
Position:	Support		
Summary of Submission	Support		
Point Number	223.16	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.4-14.2.4 Objective 4
Position:	Support		
Summary of Submission	Support		
Point Number	223.17	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.5-14.2.5 Objective 5
Position:	Support		
Summary of Submission	Support		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern

Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		
Point Number	238.87	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support additional density within urban growth boundary. States that residential developments adjacent or just outside the Urban Growth Boundary of Arrowtown will erode the character of Arrowtown and undermine the value of establishing a growth boundary.		

Submitter Number:	255	Submitter:	N.W. & C.E. BEGGS
Contact Name:	Noel Beggs	Email:	beggsy@xtra.co.nz
Address:	154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371		
Point Number	255.8	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Vehicles should be excluded from Buckingham Street, specifically the section between Berkshire Street and Wiltshire Street. Appropriate management be implemented to allow daily delivery access in set hour/s, and allowance by application for special events/usage.		

Submitter Number:	438	Submitter:	New Zealand Fire Service
Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
Address:	PO Box 13960, Armagh, Christchurch, 8141		

Point Number	438.30	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.1-14.4.1
Position:	Not Stated		
Summary of Submission	Retain Standard 14.4.1 as notified		
Point Number	438.31	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.5-14.5 Rules - Standards > 3.8.5.7-14.5.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The NZFS wishes to exempt drying towers from this rule. Requests amendment to state: <u>Exemption: Fire station towers are exempt from this rule</u>		

Submitter Number:	560	Submitter:	Spruce Grove Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	560.1	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre
Position:	Not Stated		
Summary of Submission	The PDP is amended so that the properties located to the south of Arrow Lane, specifically the land bound by Berkshire Street, Arrow Lane and Wiltshire Street, are contained in the new Arrow Lane ATCTO.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		

Point Number	798.42	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.2-14.4.2
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

Point Number	798.43	Provision:	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.4-14.4.4
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

Chapter 15 – Local Shopping Centres

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.8	Provision:	685-15 Local Shopping Centres > 686-15.1 Zone Purpose
Position:	Support		
Summary of Submission	Support		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		

Point Number	117.7	Provision:	685-15 Local Shopping Centres
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Confirms Zone's purpose. More amenities need to be included at Northlake		

Submitter Number:	223	Submitter:	Sam Gent
Contact Name:		Email:	gent.samantha@gmail.com
Address:	5 Berkshire Street, Arrowtown, New Zealand, 9302		

Point Number	223.1	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards
Position:	Support		
Summary of Submission	Support		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.5	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 692-15.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with following additions: add additional bullet point that says... <u>'New or remedial building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.'</u>		

Point Number	238.15	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714- 15.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with following additions: add additional bullet point that says... <u>'New or remedial building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.'</u>		

Point Number	238.89	Provision:	685-15 Local Shopping Centres
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	States that there is a high emphasis on context ,urban design and amenity in this chapter. Encourages review by urban design panel for assessment over a certain size of new work or modification. Questions what about further local shopping centres with intensification there may be other opportunities.		

Point Number	238.90	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies

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

Summary of Submission Supports with additions. Add new bullet point:

- *New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.*

Point Number	238.91	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3

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

Summary of Submission Supports with additions. Add new bullet point:

•New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.

Submitter Number:	249	Submitter:	Willowridge Developments Limited
Contact Name:	Alison Devlin	Email:	alison@willowridge.co.nz
Address:	PO Box 170, Dunedin, New Zealand, 9054		

Point Number	249.11	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities

Position: Oppose

Summary of Submission Include rules in 15.4 to restrict retail activities to those providing a local service (dairies, off-license, bakery) with a gross floor area of no more than 400m2, or rules to a like effect.

Submitter Number:	274	Submitter:	Susan Meyer
Contact Name:		Email:	susiemeyer@xtra.co.nz

Address:	10a Tenby Street, Wanaka, New Zealand, 9305		
Point Number	274.1	Provision:	685-15 Local Shopping Centres
Position:	Support		
Summary of Submission	The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre . this would allow for extension of services and linking of services that are supportive the health center and the hospital		

Submitter Number:	380	Submitter:	Villa delLago
Contact Name:	Charlotte Mill	Email:	charlotte.mill@xtra.co.nz
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	380.40	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 688-15.2.1 Objective 1
Position:	Support		
Summary of Submission	Support		

Submitter Number:	399	Submitter:	Peter and Margaret Arnott
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	399.2	Provision:	685-15 Local Shopping Centres
Position:	Oppose		

Summary of Submission

That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.

Submitter Number:

433

Submitter:

Queenstown Airport Corporation

Contact Name:

Kirsty O'Sullivan

Email:

kirsty.osullivan@mitchellpartnerships.co.nz

Address:

PO Box 489, Dunedin, 9054

Point Number

433.61

Provision:

685-15 Local Shopping Centres > 686-15.1 Zone Purpose

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following text at the end of the Zone Purpose:

The Frankton Local Shopping Centre is located within close proximity to Queenstown Airport and is located within with the Airport's Outer Control Boundary. Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air Noise Boundary or Outer Control Boundary.

Point Number

433.62

Provision:

685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following new policy:

Policy 15.2.3.5

Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.

Point Number

433.63

Provision:

685-15 Local Shopping Centres > 711-15.4 Rules - Activities

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new rule as follows:

Rule 15.4.X

Activities located in the Local Shopping Centre Zone

Any Activity Sensitive to Aircraft Noise that does not comply with Standard 15.5.X [acoustic treatment provision within the OCB];

Activity Status

NC

Point Number 433.64 **Provision:** 685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3

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

Summary of Submission Amend Rule 15.4.3.1 as follows:

Rule 15.4.3.1

Activities located in the Local Shopping Centre Zone

Buildings

** Discretion is restricted to consideration of all of the following: external appearance, material, sign platform, lighting, impact on street, acoustic treatment of new buildings or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary and natural hazards to ensure that:*

-
- Queenstown Airport is protected from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.

Activity Status

RD

Point Number 433.65 **Provision:** 685-15 Local Shopping Centres > 711-15.4 Rules - Activities

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

Summary of Submission Amend the rule as follows:

Rule 15.4.3.4

Activities located in the Local Shopping Centre Zone

Visitor Accommodation

**Discretion is restricted to consideration of all of the following:*

•

Acoustic treatment of any new or additions or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary at Queenstown Airport.

Point Number	433.66	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities

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

Summary of Submission	Amend proposed Rule 15.4.3.3 and insert a new rule as follows:

Rule 15.4.3.3

Activities located in the Local Shopping Centre Zone

Acoustic Insulation in the Frankton Local Shopping Centre Zone

New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.

Activity Status

NC

Rule 15.4.3.3X

Activities located in the Local Shopping Centre Zone

Acoustic Insulation in all other Local Shopping Centre Zones

Activity Status

RD

Point Number	433.67	Provision:	685-15 Local Shopping Centres > 732-15.6 Non-Notification of Applications

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

Summary of Submission	Insert a new notification parameter as follows:

15.6.4 Notice shall be served on the requiring authority for Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 15.4.3.3.

Submitter Number:	562	Submitter:	Jim Ledgerwood
Contact Name:		Email:	dapne.j2010@hotmail.com
Address:	3 Orchard Road, RD2, Wanaka, New Zealand, 9382		

Point Number	562.1	Provision:	685-15 Local Shopping Centres
Position:	Not Stated		
Summary of Submission	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		

Submitter Number:	698	Submitter:	Spence Farms Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	698.2	Provision:	685-15 Local Shopping Centres
Position:	Not Stated		
Summary of Submission	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.		

Point Number	698.6	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 729-15.5.6
Position:	Not Stated		
Summary of Submission	Amend as follows:		

Building Height

a) For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay and Wanaka the maximum building height shall be 7m.

b) For the Located Shopping Centre Zone located at 1 Hansen Road (being the land located located between Hansen Road and Frankton Cemetery) the maximum height shall be 10 m except for buildings or parts of buildings 55m of further from the State High boundary, in which case the maximum height shall be 15 m.

~~b)c)~~ For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.

Point Number	698.7	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 728- 15.5.5
Position:	Not Stated		
Summary of Submission	Delete: ~~Residential and Visitor Accommodation Activities~~ ~~All residential and visitor accommodation activities shall be restricted to first floor level or above.~~		

Point Number	698.8	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 726- 15.5.3
Position:	Not Stated		
Summary of Submission	Amend as follows: ~~Acoustic insulation~~ ~~a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36.~~ ~~b) All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.~~ ~~*Discretion is restricted to consideration of all of the following:~~ ~~▲ the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;~~ ~~▲ the extent of insulation proposed; and~~ ~~whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.~~ <u>Airport Noise – Queenstown Airport (excluding any noncritical listening environments) within the Air Noise Boundary (ANB)</u>		

New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN).

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		
Point Number	719.86	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3
Position:	Support		
Summary of Submission	Retain		
Point Number	719.87	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 702-15.2.3.3
Position:	Support		
Summary of Submission	Retain		
Point Number	719.88	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 703-15.2.3.4
Position:	Support		
Summary of Submission	Retain		

Point Number	719.89	Provision:	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 704-15.2.3.5
Position:	Support		
Summary of Submission	Retain		
Point Number	719.90	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities
Position:	Not Stated		
Summary of Submission	Amend Rule 15.4.3.2a by adding the following requirement: <u>(vi) No direct access to the State highway.</u>		
Point Number	719.91	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 715-15.4.4
Position:	Support		
Summary of Submission	Retain		
Point Number	719.92	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 724-15.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 15.5.1 to read as follows: . The traffic effects of additional building coverage <u>on the State highway</u> , particularly with regard to the intersection between Hansen Road and State Highway 6.		
Point Number	719.93	Provision:	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 727-15.5.4
Position:	Support		
Summary of Submission	Retain		
Point Number	719.94	Provision:	685-15 Local Shopping Centres > 732-15.6 Non-Notification of

Position: Oppose

Summary of Submission Delete

Submitter Number: 771 **Submitter:** Hawea Community Association

Contact Name: Paul Cunningham **Email:** pgcunningham@xtra.co.nz

Address: PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343

Point Number 771.2 **Provision:** 685-15 Local Shopping Centres

Position: Support

Summary of Submission Confirm the proposed Lake Hawea Shopping Centre Zone subject to a change that it is extended as shown in Attachment 2 of the submission.

Submitter Number: 793 **Submitter:** Lesley Burdon

Contact Name: **Email:**

Address: Glen Dene, Private Bag, Wanaka, New Zealand, 9343

Point Number 793.2 **Provision:** 685-15 Local Shopping Centres

Position: Oppose

Summary of Submission Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay according to the map submitted by the HCA.

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		
Point Number	798.44	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 713-15.4.2
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
Point Number	798.45	Provision:	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3
Position:	Oppose		
Summary of Submission	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

Submitter Number:	840	Submitter:	C & S Hansen
Contact Name:	Chris Hansen	Email:	chansen@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		
Point Number	840.2	Provision:	685-15 Local Shopping Centres
Position:	Not Stated		
Summary of Submission	The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.		

Chapter 16 – Business Mixed Use Zone

Submitter Number:	30	Submitter:	Julie Rogers
Contact Name:		Email:	jules.nick@snap.net.nz
Address:	36 Jacksons Road, Merivale, Christchurch, New Zealand, 8014		

Point Number	30.1	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Support		
Summary of Submission	Supports this change because there is a serious lack of accommodation and business development within this zone and within walking distance to town as many people do not have transport.		

Point Number	30.2	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities
Position:	Support		
Summary of Submission	Support		

Point Number	30.3	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
Position:	Support		
Summary of Submission	Support. This will speed up the process for being able to create more accommodation within this zone.		

Submitter Number:	70	Submitter:	Westwood Group
Contact Name:	Tony Butson	Email:	tony@butson.co.nz
Address:	PO Box 1120, Queenstown, New Zealand, 9300		

Point Number	70.2	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use

Zone

Position: Support

Summary of Submission Supports the proposed Business Mixed Use Zone , and suggests that it should also include the area from Boundary road to Robins road.

Submitter Number: 102 **Submitter:** PR Queenstown Ltd

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

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

Point Number 102.1 **Provision:** 26-16Business Mixed Use Zone > 27-16.1Purpose

Position: Support

Summary of Submission That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.

Point Number 102.2 **Provision:** 26-16Business Mixed Use Zone > 27-16.1Purpose

Position: Support

Summary of Submission Support

Submitter Number: 103 **Submitter:** Neki Patel

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

Address: 38A Gorge Road, Queenstown, New Zealand, 9300

Point Number 103.1 **Provision:** 26-16Business Mixed Use Zone > 27-16.1Purpose

Position:	Support
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.

Submitter Number:	104	Submitter:	Hamish Munro
Contact Name:		Email:	Hamish.Munro@ipsos.com
Address:	PO Box 1894, Queenstown, New Zealand, 9300		
Point Number	104.1	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	107	Submitter:	Barry Sarginson
Contact Name:		Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		
Point Number	107.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	108	Submitter:	Clyde Macintrye
Contact Name:		Email:	pete@kerrritchie.com
Address:	PO Box 1894, Queenstown, New Zealand, 9348		
Point Number	108.1	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

Submitter Number:	125	Submitter:	Kenneth Muir
Contact Name:		Email:	muir@xtra.co.nz
Address:	693 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300		
Point Number	125.1	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Support		
Summary of Submission	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.		

Submitter Number:	136	Submitter:	Feldspar Capital Management
Contact Name:	Joff Riley	Email:	joff.riley@feldspar.co.nz
Address:	9043, St Clair, Dunedin, New Zealand, 9012		
Point Number	136.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use

Zone

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

Summary of Submission Requests that the plan in this area, provides for lower cost, high density accommodation that would suit rentals for working people from sectors such as construction and tourism. Residential accommodation in Gorge Rd, Queenstown, has been provided for and I would suggest that Andersons Rd is a similar area of mixed use.

Submitter Number: 223

Submitter: Sam Gent

Contact Name:

Email: gent.samantha@gmail.com

Address: 5 Berkshire Street, Arrowtown, New Zealand, 9302

Point Number 223.18

Provision: 3-Part Three - Urban Environment
> 3.10-16 Business Mixed Use
Zone

Position: Support

Summary of Submission Support

Submitter Number: 237

Submitter: Central Land Holdings Limited

Contact Name: Alison Devlin

Email: alison@willowridge.co.nz

Address: PO Box 170, Dunedin, 9054

Point Number 237.1

Provision: 26-16Business Mixed Use Zone >
28-16.2Objectives and Policies >
29-16.2.1Objective 1

Position: Support

Summary of Submission Supports objective 16.2.1.

Point Number	237.2	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities
Position:	Support		
Summary of Submission	Supports the Rules in section 16.4.		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.6	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in particular high quality urban design outcomes. council also has a role to play ensuring the streetscape and natural features of the environment are exploited to achieve the best possible urban outcome. the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. mixed use should operate both sides of road. should be mixed use on gorge road and residential behind, potentially separated by creek. (see drawing)		

Point Number	238.92	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports in principle but needs additional/changed wording around natural features, Council responsibility to manage street, does not support map as Considers that the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. Mixed use should operate on both sides of road. Should be mixed use on gorge road and residential behind, potentially separated by creek. Council should prioritise undergrounding of power lines , wide footpaths and streetscape to facilitate and showcase urban outcome required on Gorge road. States that this is a new zone and we need to set a good precedence for mixed use by encouraging high design standards and use of urban design panel. Requests the Zone be called "Mixed Use" as opposed to "Business Mixed Use" Requests the zone be extended as shown on Map 1 attached to the submission.		

Point Number	238.94	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports with additional wording. <i>16.2.1 Objective An area comprising a high intensity mix of compatible residential ,<u>visitor accommodation</u> and non-residential activities is enabled <u>within a high quality urban environment</u>.</i>		

Point Number	238.95	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 31-16.2.1.2
Position:	Support		
Summary of Submission	supports the provision		

Point Number	238.96	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 32-16.2.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with additional wording: <i>16.2.1.3 Avoid activities that have noxious ,offensive or undesirable qualities <u>from locating within the business mixed use zone to ensure that appropriate levels of amenity are maintained</u> a high quality urban environment is maintained.</i>		

Point Number	238.97	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 33-16.2.1.4
Position:	Oppose		
Summary of Submission	Does not support. Seeks that 16.2.1.4 is deleted and reworded to state: <i><u>16.2.1.4 A high level of amenity will be achieved by creating an interesting vibrant street life by bringing together a diverse range of people and activities.</u></i>		

Point Number	238.98	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 34- 16.2.1.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with rewording. <u>16.2.1.5</u> <u>For sites fronting Gorge road (and other main streets) avoid residential activities on the ground floor.</u>		
Point Number	238.99	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 35- 16.2.1.6
Position:	Support		
Summary of Submission	Supports this provision		
Point Number	238.100	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 36- 16.2.1.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with additions. Requests that requirements should be spelled out. Set out noise thresholds.		
Point Number	238.101	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 37- 16.2.1.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with deletions/additions. States that night sky is largely irrelevant in gorge road- but good lighting is an important priority for safety. <u>16.2.1.8</u> <u>Ensure that the undergrounding of overhead wires is a priority in gorge road to enable a successful streetscape to evolve.</u> <u>Ensure that the location and direction of street lights does not cause significant glare to other properties-roads and public places. and promote lighting design that mitigates adverse effects on the night sky, and provide a safe well lit environment for pedestrians.</u>		
Point Number	238.102	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 38-

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

Summary of Submission supports in part. suggested rewording as below:

Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects ~~and be consistent with the appropriate level of amenity.~~

Point Number 238.103 **Provision:** 26-16Business Mixed Use Zone >
28-16.2Objectives and Policies >
39-16.2.2Objective 2

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

Summary of Submission Support in part. Suggests that there ought to be an incentive to use the urban design panel to achieve the higher densities and heights proposed.
One solution could be to have restricted discretionary if goes to urban design panel, Fully discretionary if it doesn't.

Suggested rewording as below:

16.2.2

New development achieves high quality building and urban design outcomes that minimise adverse effects on adjoining neighbours and public spaces

Point Number 238.104 **Provision:** 26-16Business Mixed Use Zone >
28-16.2Objectives and Policies >
39-16.2.2Objective 2

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

Summary of Submission Add further bullet point. Need to encourage use of urban design panel.

16.2.2.8 the urban Design Panel will be used to assess and encourage high quality building and urban design outcomes.

Point Number 238.105 **Provision:** 26-16Business Mixed Use Zone >
52-16.4Rules - Activities

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

Summary of Submission Supports in part. States there is insufficient detail about urban design outcomes, outdoor space requirements etc. Feels use of urban design panel should be encouraged as a restricted discretionary activity, otherwise this is a fully discretionary activity. Very concerned about removal of all assessment matters.

Requests the following:

- Include outdoor living requirements.
- Promote use of urban design panel.

- Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

Point Number	238.106	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54- 16.4.2

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

Summary of Submission	Support with additional info and assessment criteria. Requests the following: •Include outdoor living requirements. •Promote use of urban design panel. •Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

Point Number	238.107	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 74- 16.5.3

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

Summary of Submission	Support in part with additions. Supports non residential activities at ground floor only apart from stairwells etc. Questions how to judge effects on surrounding building and activities. Promotes use of urban design panel. Requests the following: •Include outdoor living requirements. •Promote use of urban design panel. •Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

Submitter Number:	252	Submitter:	HW Richardson Group
Contact Name:	Megan Justice	Email:	megan.justice@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		

Point Number	252.11	Provision:	3-Part Three - Urban Environmant > 3.10- 16 Business Mixed Use Zone

Position:	Oppose
Summary of Submission	HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity. Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the Business and Mixed Use Zone to provide for industrial and service activities as permitted activities. Where the provisions of the Business and Mixed Use Zone are changed to provide for service and industrial activities as permitted activities, then all necessary changes to the provisions should also be made to protect industrial activities in this zone from reverse sensitivity effects.

Submitter Number:	321	Submitter:	Coronet Property Investments Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9348		
Point Number	321.1	Provision:	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
Position:	Support		
Summary of Submission	Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road and any consequential changes.		
Point Number	321.2	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 39-16.2.2Objective 2 > 46-16.2.2.7
Position:	Support		
Summary of Submission	Supports the provision for an increase in height limits subject to high design quality		
Point Number	321.3	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
Position:	Oppose		
Summary of	Amend the activity status relating to the establishment of and alteration to buildings from		

Submission	Restricted Discretionary to Controlled.		
Point Number	321.4	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80-16.5.7 > 81-16.5.7.1
Position:	Support		
Summary of Submission	Supports the rule.		
Point Number	321.5	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications > 92-16.6.2
Position:	Support		
Summary of Submission	Supports the processing of applications of buildings and for building height on non-notified basis		
Point Number	321.7	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Any consequential relief to give effect to the submission.		

Submitter Number:	344	Submitter:	Sam Flewellen
Contact Name:		Email:	sam@planzconsultants.co.nz
Address:	1845, Christchurch City, Christchurch, New Zealand, 8140		
Point Number	344.4	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Oppose		
Summary of Submission	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32.		

Point Number	344.6	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54- 16.4.2

Position:	Oppose

Summary of Submission	That any new, or expansions to existing, buildings for building or trade suppliers up to 1000m2 GFA is a controlled activity.

Point Number	344.7	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70- 16.5.1 > 72-16.5.1.2

Position:	Support

Summary of Submission	Retain standard 16.5.1.2

Point Number	344.8	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 75- 16.5.4

Position:	Support

Summary of Submission	Retain standard 16.5.4.

Point Number	344.9	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80- 16.5.7

Position:	Support

Summary of Submission	Retain standard 16.5.7.

Submitter Number:	380	Submitter:	Villa delLago

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

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

Point Number	380.56	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
Position:	Support		
Summary of Submission	Support		
Point Number	380.57	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 39-16.2.2Objective 2
Position:	Support		
Summary of Submission	Support		

Submitter Number:	392	Submitter:	Erna Spijkerbosch
Contact Name:		Email:	erna@camp.co.nz
Address:	9 Weaver Street, Queenstown, New Zealand, 9300		
Point Number	392.9	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Support		
Summary of Submission	Support		
Point Number	392.10	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Do not allow visitor accommodation in the Business Mixed Use Zone.		
Point Number	392.11	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1

Position: Support

Summary of Submission Support

Point Number 392.12 **Provision:** 26-16Business Mixed Use Zone >
28-16.2Objectives and Policies >
29-16.2.1Objective 1

Position: Support

Summary of Submission Supports everything except provision for visitor accommodation.

Point Number 392.13 **Provision:** 3-Part Three - Urban Environment
> 3.10-16 Business Mixed Use
Zone

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

Summary of Submission Various decisions sought:
Support 16.5.1.1 - Recession line 35deg.

Support 16.5.1.2 - 3m setback.

Support 16.5.4 - 75%max coverage.

Support 16.5.7.1(a) - 12m height limit.

Support 16.4.2 - Buildings should be Restricted Discretionary Activity.

Oppose 16.4.4 - Visitor Accommodation as it is not consistent with the aim of increasing worker accommodation stock near the town centre.

Oppose 16.5.7.1(b) - 20m height should only be allowed on the eastern side of Gorge Road.

Oppose 16.6.2 - buildings over 12m should be notified, unless on eastern side of Gorge Road.

Oppose 16.6.3 - residential neighbours should be contacted if breaches in setback or sunlight access are more than minor.

Maximum 12m building height when adjacent to residential.

Allow 20-25m on eastern side of Gorge Road at very rear. Heights staggered down to 12m at street front to preserve some 'openness' to the street.

Landscaping of 2m (for example) at street front to soften the appearance of tall buildings on either side.

Point Number	392.14	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
Position:	Support		
Summary of Submission	Support		

Submitter Number:	399	Submitter:	Peter and Margaret Arnott
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	399.3	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Oppose		
Summary of Submission	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		

Submitter Number:	488	Submitter:	Schist Holdings Limited and Bnzl Properties Limited
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	488.3	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80- 16.5.7 > 81-16.5.7.1
Position:	Not Stated		
Summary of Submission	Amend Rule 16.5.7.1 by adding the words “(Gorge Road)” after the word “Queenstown”. Amend Rule 16.5.7.1 by adding a new standard “16.5.7.2 Queenstown (Glenda Drive) a. Up to 8m - Permitted b. Up to 10m – Restricted Discretionary.”		

Submitter Number:	542	Submitter:	G H & P J Hensman
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	542.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points. OR any consequential amendments to give effect to this submission.		

Point Number	542.2	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54- 16.4.2
Position:	Not Stated		
Summary of Submission	The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2. OR any consequential amendments to give effect to this submission.		

Point Number	542.3	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58- 16.4.4
Position:	Not Stated		
Summary of Submission	The activity status for visitor accommodation should be controlled, rather than discretionary, with the same matters of control listed in rule 16.4.4. OR any consequential amendments to give effect to this submission.		

Point Number	542.4	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70- 16.5.1
Position:	Not Stated		

Summary of Submission

The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

Submitter Number:

545

Submitter:

High Peaks Limited

Contact Name:

Scott Freeman

Email:

scott@southernplanning.co.nz

Address:

PO Box 1081, Queenstown , New Zealand, 9348

Point Number

545.1

Provision:

3-Part Three - Urban Environment
> 3.10-16 Business Mixed Use
Zone

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

Point Number

545.2

Provision:

26-16Business Mixed Use Zone >
52-16.4Rules - Activities > 54-
16.4.2

Position:

Not Stated

Summary of Submission

The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

Point Number

545.3

Provision:

26-16Business Mixed Use Zone >
52-16.4Rules - Activities > 58-
16.4.4

Position:

Not Stated

Summary of Submission

The activity status for visitor accommodation should be controlled, rather than discretionary, with the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

Point Number	545.4	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70- 16.5.1
Position:	Not Stated		
Summary of Submission	The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary. OR any consequential amendments to give effect to this submission.		

Submitter Number:	550	Submitter:	Ngai Tahu Property Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	550.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points. OR any consequential amendments to give effect to this submission.		

Point Number	550.2	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54- 16.4.2
Position:	Not Stated		
Summary of Submission	The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2. OR any consequential amendments to give effect to this submission.		

Point Number	550.3	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58- 16.4.4
Position:	Not Stated		
Summary of	The activity status for visitor accommodation should be controlled, rather than discretionary, with		

Submission	the same matters of control listed in rule 16.4.4. OR any consequential amendments to give effect to this submission.		
Point Number	550.4	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70- 16.5.1
Position:	Not Stated		
Summary of Submission	The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary. OR any consequential amendments to give effect to this submission.		

Submitter Number:	556	Submitter:	Skyline Enterprises Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	556.1	Provision:	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
Position:	Not Stated		
Summary of Submission	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission.		
Point Number	556.3	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Not Stated		
Summary of Submission	Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the regeneration of the commercial area along Gorge Road with an appropriate mix of compatible commercial and residential activities.		
Point Number	556.4	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies
Position:	Not Stated		

Summary of Submission	Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in terms of providing a compatible mix of activities and a high quality design outcomes for the BMUZ		
Point Number	556.5	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards
Position:	Not Stated		
Summary of Submission	Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a Restricted Discretionary activity).		
Point Number	556.6	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
Position:	Not Stated		
Summary of Submission	Support in part Rules 16.6.2 and 16.6.3 regarding public notification		
Point Number	556.7	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
Position:	Not Stated		
Summary of Submission	Buildings should be classified as Controlled Activities (with the same matters of control listed in Rule 16.4.2).		
Point Number	556.8	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4
Position:	Not Stated		
Summary of Submission	Visitor accommodation should be classified as a Controlled Activity (with the same matters of control listed in Rule 16.4.4).		
Point Number	556.9	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1
Position:	Not Stated		
Summary of Submission	The recession line should be 45° inclined towards the site from points 3 m above the nearest residential zone boundary.		

Point Number	556.10	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Not Stated		
Summary of Submission	Any consequential amendments to give effect to the points made in the submission in relation to the BMUZ		

Submitter Number:	571	Submitter:	Totally Tourism Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		

Point Number	571.20	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58- 16.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Subject to compliance with all Business Mixed Use Zone provisions, Visitor accommodation should be classified as a Controlled Activity (with the same matters of control as are currently listed in proposed Rule 16.4.4); and such further or consequential or alternative amendments necessary to give effect to this submission.		

Submitter Number:	591	Submitter:	Varina Propriety Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	591.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Support		
Summary of Submission	Retain as notified.		

Submitter Number:	634	Submitter:	Trojan Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	634.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Not Stated		
Summary of Submission	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission.		
Point Number	634.3	Provision:	26-16Business Mixed Use Zone > 27-16.1Purpose
Position:	Not Stated		
Summary of Submission	Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the regeneration of the commercial area along Gorge Road with an appropriate mix of compatible commercial and residential activities.		
Point Number	634.4	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies
Position:	Not Stated		
Summary of Submission	Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in terms of providing a compatible mix of activities and a high quality design outcomes for the BMUZ		
Point Number	634.5	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards
Position:	Not Stated		
Summary of Submission	Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a Restricted Discretionary activity).		

Point Number	634.6	Provision:	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
Position:	Not Stated		
Summary of Submission	Support in part Rules 16.6.2 and 16.6.3 regarding public notification		
Point Number	634.7	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
Position:	Not Stated		
Summary of Submission	Buildings should be classified as Controlled Activities (with the same matters of control listed in Rule 16.4.2).		
Point Number	634.8	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4
Position:	Not Stated		
Summary of Submission	Visitor accommodation should be classified as a Controlled Activity (with the same matters of control listed in Rule 16.4.4).		
Point Number	634.9	Provision:	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1
Position:	Not Stated		
Summary of Submission	The recession line should be 45° inclined towards the site from points 3 m above the nearest residential zone boundary.		
Point Number	634.10	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Not Stated		
Summary of Submission	Any consequential amendments to give effect to the points made in the submission in relation to the BMUZ		

Submitter Number:	700	Submitter:	Ledge Properties Ltd and Edge Properties Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	700.1	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 33-16.2.1.4

Position: Not Stated

Summary of Submission

Amend as follows:

Residential and visitor accommodation activities of a nature consistent with a mixed use environment are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.

Point Number	700.2	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2

Position: Not Stated

Summary of Submission

Amend as follows:

Buildings

**Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, and impact on the street, ~~and natural hazards~~ to ensure that:*

- The design of the building blends well with and contributes to an integrated built form;*
- The external appearance of the building is sympathetic to the surrounding natural and built environment;*
- The detail of the facade is sympathetic to other buildings in the vicinity, having regard to; building materials, glazing treatment, symmetry, external appearance, vertical and horizontal emphasis and storage;*
- Where residential units are proposed as part of a development, the extent to which open space is provided on site either through private open space or communal open space, or a combination thereof; and*

~~*• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.*~~

Or in the alternative amendments which will ensure that only significant natural hazards that can reasonably be managed are subject to resource consent scrutiny.

Point Number	700.3	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use

	Zone
Position:	Not Stated
Summary of Submission	Confirm all provisions not otherwise submitted on in Section 16

Submitter Number:	704	Submitter:	Ross & Judith Young Family Trust
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		
Point Number	704.1	Provision:	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
Position:	Support		
Summary of Submission	Relief sought: 8. The Trust seeks the following relief: Confirm the provisions and the zoning of the Business Mixed Use zone in Wanaka.		

Submitter Number:	746	Submitter:	Bunnings Limited
Contact Name:	Matt Norwell	Email:	
Address:	PO Box 1986, Shortland Street, Auckland, New Zealand, 1140		
Point Number	746.1	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 53-16.4.1
Position:	Not Stated		
Summary of Submission	Retain Rule 16.4.1;		

Point Number	746.2	Provision:	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1

Position:	Not Stated

Summary of Submission	Introduce a new policy as 16.2.1.10 of the Business Mixed Use Zone to read as follows: <u>"16.2.1.10 Ensure that the operational and functional requirements of non-residential activities are recognised and provided for."</u>

Point Number	746.3	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54- 16.4.2

Position:	Not Stated

Summary of Submission	De-tune the urban design related matters for restricted discretion on all proposed buildings in this zone (Rule 16.4.2) to allow for a flexible built form for non-residential activities;

Point Number	746.4	Provision:	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 60- 16.4.6

Position:	Not Stated

Summary of Submission	EITHER: Delete Rule 16.4.6 requiring specific assessment for Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers activities; OR Amend Rule 16.4.6 to read as follows: "Warehousing, Storage & Lock-up Facilities (including vehicle storage) and ~~Trade Suppliers~~ <u>Building Suppliers</u> *Discretion is restricted to consideration of all of the following: • The impact of buildings on the streetscape and neighbouring <u>residential</u> properties in terms of dominance impacts from large, utilitarian buildings; • The provision, location and screening of access, parking and traffic generation; and • Landscaping."

Chapter 17 - Queenstown Airport Mixed Use

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		
Point Number	19.9	Provision:	739-17 Queenstown Airport Mixed Use
Position:	Support		
Summary of Submission	Supports the chapter provisions generally		

Submitter Number:	116	Submitter:	Self
Contact Name:	mike harris	Email:	mike@whiteshadows.co.nz
Address:	Unknown, 9371		
Point Number	116.1	Provision:	739-17 Queenstown Airport Mixed Use
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests response to the following question: Does the Council have any long range plans to improve parking at the airport by using the airport's profits to create a parking terrace/structure to alleviate the neighbourhood traffic congestion in and around Frankton?		

Submitter Number:	217	Submitter:	Jay Berriman
Contact Name:		Email:	jay@epkcrew.com
Address:	30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300		

Point Number	217.15	Provision:	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
Position:	Oppose		
Summary of Submission	Does not want to see further growth..we have enough, the town is in danger of being ruined by to much to fast		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.7	Provision:	739-17 Queenstown Airport Mixed Use
Position:	Support		
Summary of Submission	Best practice urban design is essential to creating high quality environments and especially important with the proposed and likely intensification of the urban areas within Urban Growth boundaries due to forecast population growth demand		

Point Number	238.108	Provision:	739-17 Queenstown Airport Mixed Use > 793-17.7 Non Regulatory Methods
Position:	Support		
Summary of Submission	Strongly support Council advocacy to promote good urban design. Best Practice Urban Design is essential to providing high quality urban environments within all areas of the District and therefore should be added to the Strategy Chapter and all town centre and residential chapters within defined Urban Growth Boundaries.		

Submitter Number:	271	Submitter:	Board of Airline Representatives of New Zealand (BARNZ)
Contact Name:	John Beckett	Email:	john@barnz.org.nz
Address:	Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140		

Point Number	271.15	Provision:	739-17 Queenstown Airport Mixed Use
Position:	Support		
Summary of Submission	Support.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.35	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.		
Point Number	383.36	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 'District Wide' to correct heading title to state "clarification"		
Point Number	383.37	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to add point under 17.3.2 (Clarification) which states: "A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules."		

Point Number	383.38	Provision:	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1

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

Summary of Submission	Add a new Rule 17.5.5.3: Lighting shall be in use only when necessary in an operational sense, so as to minimise adverse impacts on the night sky.

Point Number	383.39	Provision:	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1

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

Summary of Submission	Delete provisions relating to parking, loading and access which refer to the Operative District Plan.

Point Number	383.40	Provision:	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1

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

Summary of Submission	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.

Point Number	383.41	Provision:	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards > 768-17.5.2

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

Summary of Submission	Amend to reflect standard wording. "Except as provided for by the Act, All applications for controlled, restricted discretionary or discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written the written consent of other persons and shall not be notified or limited-notified".

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		

Point Number	433.68	Provision:	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	433.69	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	433.70	Provision:	739-17 Queenstown Airport Mixed Use > 750-17.3 Other Provisions and Rules > 752-17.3.2 District Wide
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	433.71	Provision:	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the Standards as follows: <i>Rule 17.5.2.1</i> <i>For <u>all</u> buildings: ~~at Queenstown Airport:~~</i> <i>Rule 17.5.8.1</i> <i>.... Compliance shall be demonstrated by either adhering to the sound insulation requirements in ~~Table 1 of Appendix 13 of the Operative District Plan~~ <u>Table 4 of Chapter 36</u> and installation of mechanical ventilation to achieve the requirements in ~~Table 2 of Appendix 13~~ <u>Table 5 of Chapter 36</u>, or by submitting.....</i> <i>Rule 17.5.8.2</i> <i>.... Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in ~~Table 2 of Appendix 13~~ <u>Table 5 of Chapter 36</u>, or by submitting.....</i>		

Point Number	433.72	Provision:	739-17 Queenstown Airport Mixed Use > 791-17.6 Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	433.73	Provision:	739-17 Queenstown Airport Mixed Use > 793-17.7 Non Regulatory Methods
Position:	Support		
Summary of Submission	Retain as notified.		

Submitter Number:	768	Submitter:	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd
Contact Name:	Mark Laurenson	Email:	m Laurenson@burtonconsultants.co.nz
Address:	PO Box 33-817, Takapuna, Auckland, New Zealand, 0740		

Point Number	768.18	Provision:	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
Position:	Support		
Summary of Submission	Retain the description of the zone purpose without further modification.		

Point Number	768.19	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.
Position:	Oppose		
Summary of Submission	Amend as follows or to achieve the same intent, being to recognise Queenstown Airport as nationally significant infrastructure in its own right: Queenstown Airport is recognised as <u>being nationally significant infrastructure and</u> a generator of		

nationally and regionally significant economic, social and cultural benefits.

Point Number	768.20	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 743-17.2.1.1
Position:	Oppose		
Summary of Submission	Amend Policy 17.2.1.1 as follows or to achieve the same intent, being to provide for airport activities as defined: Provide for ~~those aviation activities~~ <u>airport activity that is</u> necessary to enable Queenstown Airport to operate in a safe and efficient manner.		

Point Number	768.21	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2
Position:	Support		
Summary of Submission	Retain without further modification.		

Point Number	768.22	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 748-17.2.2.2
Position:	Support		
Summary of Submission	Retain without further modification.		

Point Number	768.23	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 749-17.2.2.3.
Position:	Oppose		
Summary of Submission	Amend Policy 17.2.2.3 as follows or to achieve the same intent, being to avoid the intensification as well as establishment of incompatible activities: Avoid the establishment <u>or intensification</u> of activities that are incompatible with the ongoing operation and functioning of Queenstown Airport.		

Point Number	768.24	Provision:	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards > 780-17.5.7
Position:	Support		
Summary of Submission	Retain without further modification.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		
Point Number	798.34	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.
Position:	Oppose		
Summary of Submission	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.		

Submitter Number:	807	Submitter:	Remarkables Park Limited
Contact Name:	Jenny Carter	Email:	j.carter@remarkablespark.com
Address:	PO Box 1075, Queenstown, New Zealand, 9348		
Point Number	807.91	Provision:	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
Position:	Support		

Summary of Submission	Amend the zone purpose to remove repetition, for instance the introduction could be amended to read: <u>Queenstown Airport is the gateway to Queenstown and is a key asset that provides facilities for the transportation of people and freight. The Airport is a key contributor to the tourism industry and generates significant economic growth at a district, regional and national level.</u> <u>The airport also provides local facilities, including helicopter, flightseeing and general aviation operations. It is also a critical provider of emergency services and is a lifeline under the Civil Defence Emergency Management Act 2002.</u> <u>The Airport Mixed Use Zone provides for the future growth and development of the airport in a manner that recognises the importance of maintaining amenity values of the airport and its surrounds.</u>		
Point Number	807.92	Provision:	739-17 Queenstown Airport Mixed Use
Position:	Oppose		
Summary of Submission	If the existing Airport Mixed Use Zone is to be amended to enable a range of activities including ASANs, then Activity Area of the RPZ be amended to also enable the same range of activities; OR The noise restrictions imposed on the RPZ under PC35 be imposed on the QAC (noting the comments above regarding the status of PC35 and the Lot 6 Notice of Requirement).		
Point Number	807.94	Provision:	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 745-17.2.1.3
Position:	Oppose		
Summary of Submission	Delete Policy 17.2.1.3.		
Point Number	807.95	Provision:	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards
Position:	Oppose		
Summary of Submission	Retain the existing Airport Mixed Use Zone rules in relation to height, setbacks, building coverage, landscaping.		

Submitter Number:	834	Submitter:	Helen McPhail

Contact Name:

Email:

Address:

67 McBride Street, Frankton, New Zealand, 9300

Point Number

834.3

Provision:

739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 747-17.2.2.1

Position:

Not Stated

Summary of Submission

Agree (support) 17.2.2.1

Point Number

834.4

Provision:

739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 748-17.2.2.2

Position:

Not Stated

Summary of Submission

17.2.2.2, 17.5.9.2 and 17.5

Car parking at present is inadequate and future expansion incompatible with 17.2.2.1 unless parking buildings and underground parking undertaken. Land is a finite resource which needs careful utilisation.
